5-1

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING COMMISSION

Promoting the wise use of land
Helping build great communities

MEETING DATE	CONTACT/PHONE	APPLICANT	FILE NO.
February 9, 2006	Ryan Hostetter (805) 788-2351	Los Osos Church of Christ	DRC2003-00040

SUBJECT

Request by the Los Osos Church of Christ for a Development Plan/Coastal Development Permit to demolish an existing single family residence and allow the construction of a new 5,718 square foot church which includes fixed seats for 150 people, 60 parking spaces (includes 18 overflow spaces), external lighting for the parking areas and structure, five internal meeting rooms, two storage rooms, restrooms, and dressing areas. The project also includes an approximately 4,700 square foot retention basin for storm water runoff to the rear of the church, an approximately 800 square foot overflow basin, and a leach field for the septic system at the west edge of the property along Los Osos Valley Road. The height of the structure is approximately 24' with a 45' tall steeple. The project will result in the disturbance of approximately 42,000 square feet of a 46,391 square foot parcel and will remove approximately 530 cubic yards of material for construction of the retention basins. The use of the site includes church services three times a week; including twice on Sunday between 9:45 AM and 12:00 PM, between 6:00 PM and 7:00 PM, and on Wednesday evening between 7:30 and 8:30 PM. There will be no classes or events such as weddings or other ceremonies conducted on the site other then the prescribed services. The proposed project is located at 2058 Los Osos Valley Road, approximately 1,400 feet east of the community of Los Osos. The site is in the Estero planning area.

RECOMMENDED ACTION

1. Adopt the Mitigated Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq.
2. Approve Development Plan DRC2003-00040 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.

ENVIRONMENTAL DETERMINATION

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 29, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, geology and soils, noise, public services/utilities, transportation/circulation, wastewater and water, and are included as conditions of approval.

LAND USE CATEGORY	COMBINING DESIGNATION	ASSESSOR PARCEL NUMBER	SUPERVISOR DISTRICT(S)
Residential Suburban	Local Coastal Program	074-353-003	2

PLANNING AREA STANDARDS:
None

LAND USE ORDINANCE STANDARDS:
Setbacks, Heights, Parking Requirements, Landscape Plans, Signs, Local Coastal Program, Churches and Related Activities

EXISTING USES:
Site currently contains a single family residence

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban, residential
East: Residential Suburban, residential
South: Agriculture, agricultural uses
West: Residential Suburban, residential

5-7

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Los Osos Community Advisory Group, Public Works, Environmental Health, Ag Commissioner, County Parks, CDF, Los Osos Community Services District, APCD, California Coastal Commission, and the Regional Water Quality Control Board	
TOPOGRAPHY: Nearly level to slightly sloping	VEGETATION: Site currently contains ornamental vegetation, grasses, and an unproductive orchard
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: South Bay Fire	ACCEPTANCE DATE: June 28, 2005

PROJECT ANALYSIS

PLANNING AREA STANDARDS:

No specific planning area standards apply to this project site.

COMBINING DESIGNATIONS:

Section 23.07.120 - Local Coastal Program

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program.

ORDINANCE COMPLIANCE

The subject parcel is designated Residential Suburban (RS) in the County's General Plan. Churches are identified as an 'S' use in Table 'O' (Part I of the Land Use Element) for the RS zone. An 'S' use is Special use that is allowable but subject to special standards and/or processing requirements (see section 23.08.066 standards below).

Section 23.08.066 - Churches and Related Activities

Special use standards for churches include Development Plan approval, location on a collector or arterial roadway, and a minimum site area of 20,000 square feet. The applicant is requesting development plan approval, the proposed church is located on an arterial road (Los Osos Valley Road), and the site of the proposed church is 1.06 acres. *The project is consistent with these standards.*

5-3

Chapter 4 Site Design Standards

The table below summarizes the projects conformance with standards in chapter 4 of the Land Use Ordinance.

Standard	**Allowed/Required**	**Proposed**
Minimum Site Area	20,000 square feet	46,391
Setbacks Front Side Rear	 25' 30' 30'	 85' 19' 4" (adjustment OK per CDF letter attached)* 60'
Height	35'	Approx. 25' (approx. 45' with steeple)**
Parking	1 space per 4 fixed seats @150 seats = 38 spaces	42 (includes 2 handicapped) & 18 overflow spaces
Signs	40 square feet (for monument sign), max height of 5'	30 square feet

* Side setback adjustment: Under the side setback requirements (23.04.110 of the Coastal Zone Land Use Ordinance) within rural areas, an applicant can request a smaller side setback on sites of one acre or larger subject to the requirements of section 23.05.104f (for fire safety). A request for an adjustment shall be approved by the fire inspection authority when he/she has determined that the criteria for the adjustment have been satisfied. The proposed 19' 4" side setback has been approved by Gilbert Portillo with County Fire (letter attached dated January 12, 2006). *Staff recommends approval of the proposed setback adjustment.*

** Exception to height limitations: The main body of the church is proposed to be approximately 24 feet, with the steeple at approximately 45 feet in height. The required maximum height for the Residential Suburban area is 35 feet. There are exemptions in the ordinance for uninhabited structures (such as flag poles, radio antennas, and chimneys), however a church steeple is not specified under this exemption in the ordinance. Therefore, the applicant is requesting that the Planning Commission grant a modification pursuant to 23.04.124b(1) for the proposed steeple. The Planning Commission has the ability to grant this height modification through Development Plan approval subject to the following findings:

a. the project will not result in substantial detrimental effects of the enjoyment and use of adjoining properties, and
b. the modified height will not exceed the lifesaving equipment capabilities of the fire protection agency having jurisdiction.

The applicant is requesting a Development Plan for the proposed project including a request to modify the height requirement for the steeple. The proposed steeple will not result in any detrimental effects to the adjoining properties, and will not inhibit any lifesaving equipment from maneuvering on site in case of an emergency. *Staff recommends approval of this height modification for the steeple only.*

MAJOR ISSUES/STAFF COMMENTS

Based on comments from neighbors during the Los Osos Community Advisory Meetings several neighbors have concerns with the proposed project. These concerns include traffic, parking, future expansion of the church, water, and wastewater. While the Mitigated Negative Declaration (attached) addresses the majority of these concerns, the following as an additional staff response:

Traffic – The addition of a church will increase vehicle trips from this property during very specific times when the prescribed services are to occur. The question for our review is however, will this change in traffic patterns from the property create a significant impact on Los Osos Valley Road. After completion of two traffic reports (Higgins and Associates October 7, 2003 & June 21, 2005) and review of these reports along with the project plans by Richard Marshall of the County Public Works Department, the county has determined that the project as proposed will not create a significant negative impact (refer to traffic and circulation section of the Mitigated Negative Declaration). Los Osos Valley Road is operating at a LOS (Level of Service) "A" and the proposed project will not change the LOS to a lower level (e.g. LOS "B"). The services are also planned to occur during "off peak" hours which is a time period when there is less traffic on Los Osos Valley Road.

Parking – Parking requirements for churches are set in CZLUO Section 23.04.166. The requirement is for one parking space for every 4 fixed seats. The church is proposed to contain 150 seats which will require 38 parking spaces. There is also a requirement for handicapped parking which includes one space for every 40 regular parking spaces in the lot. This project as proposed includes 40 regular spaces, two handicapped spaces, and 18 overflow spaces. This will allow a site total of 60 parking stalls. The project as proposed is well over the ordinance parking requirements. The applicant has also agreed to post "no parking" signs along Los Osos Valley Road which are to be reviewed and approved by County Public Works.

Future expansion – The county understands that the community has concerns with future potential expansion of this site after this permit approval. Neighbors are concerned that the use of the property will not always follow the specific conditions in this Development Plan. If the property owner, or future property owner wishes to add classrooms, a school, room for events etc. they will be required to modify the conditions in this Development Plan which will include another environmental review, another Planning Commission hearing, and noticing of the neighbors about the change to the use of the property. If the property owner, however, decides to start additional uses without the proper permits, he or she will be subject to an enforcement action by the County and possible permit revocation for the entire site.

Water - The project proposes to use an on-site well as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability problems. The water does contain high nitrate levels. Acceptable levels of nitrate as N and as NO3 are 1 mg/L (milligrams per liter) and 45 mg/L respectively. The sample tested from the well at the project site contained 17 mg/L Nitrogen (N) and 75 mg/L NO3. Because of the high nitrate levels in the water tested from the existing well the applicant is proposing a filtration system which will adequately remove the nitrates to a safe level. The applicant is conditioned to include this filtration system, and is required to get review and approval from County Environmental Health for the system. The system is called "Dealkalization" and a report from Central Coast Water Treatment is attached dated November 30, 2005 which includes specifications on this filtration system.

Wastewater - The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met. The applicant shall also comply with septic system design recommendations provided in the September 24, 2004 GSI boring report. No significant impacts are expected to occur, and the applicant is required to comply with septic design recommendations provided by GSI Soils Inc. (September 24, 2004).

COMMUNITY ADVISORY GROUP COMMENTS: See attached "Land Use Committee Project Referral Report" dated April 28, 2005) and the attached Los Osos Community Advisory Council Minutes from the May 26, 2005 meeting which includes the circulation committee report as item no. 9 on the minutes.

AGENCY REVIEW:
Public Works-See referral responses attached. Recommend approval with conditions.
Environmental Health – See attached referral responses. Public Water system (will be reviewed with building permit application)
Ag Commissioner-Project does not appear to have any agricultural impacts. (email attached from Mike Isensee dated 8/2/2005)
County Parks – Recommend approval with attached trail easement condition.
CDF – See fire plan review attached. Recommend approval of setback adjustment.
APCD – See letter attached. Mitigation measures included in environmental document and conditions.
California Coastal Commission – None received as of 1/10/06

LEGAL LOT STATUS:
The lot was legally created by a recorded map (Tract 130).

Staff report prepared by Ryan Hostetter and reviewed by Matt Janssen

5-6

FINDINGS - EXHIBIT A

Environmental Determination

A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on December 29, 2005 for this project. Mitigation measures are proposed to address aesthetics, air quality, geology and soils, noise, public services/utilities, transportation/circulation, wastewater and water, and are included as conditions of approval.

Development Plan

B. The proposed project or use is consistent with the San Luis Obispo County General Plan because because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.

C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.

D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed church does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.

E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development. The neighborhood surrounding this project site is Residential Suburban and includes a mixture of large lot uses which also includes churches. There is another church at the corner of Lariat and Los Osos Valley Road (approx. 700 feet west of the project site) and across Los Osos Valley Road slightly to the east. There also is a large cemetery approximately 600 feet to the east on Los Osos Valley Road. The proposed project is consistent with the character of this neighborhood.

F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Los Osos Valley Road, an arterial road constructed to a level able to handle any additional traffic associated with the project.

Adjustments

G. The modified height of 45 feet for the proposed steeple will not exceed the lifesaving equipment capabilities of the county fire department, because CDF has reviewed the proposed project including the steeple and has submitted letters (March 10, 2004 and January 12, 2006) supporting the proposed project with conditions which will be reviewed with the application of the construction permit.

5-7

EXHIBIT B - CONDITIONS OF APPROVAL
DRC2003-00040 Los Osos Church of Christ

Approved Development

1. This approval authorizes:

   a. a Development Plan/Coastal Development Permit to demolish the existing single family residence and allow the construction of a new 5,718 square foot church which includes fixed seats for 150 people, 60 parking spaces (includes 18 overflow spaces), external lighting for the parking areas and structure, five internal meeting rooms, two storage rooms, restrooms, and dressing areas. The project also includes an approximately 4,700 square foot retention basin for storm water runoff to the rear of the church, an approximately 800 square foot overflow basin, and a leach field for the septic system at the very west edge of the property along Los Osos Valley Road. The project will result in the disturbance of approximately 42,000 square feet of a 46,391 square foot parcel and will remove approximately 530 cubic yards of material for construction of the retention basins. The use of the site includes church services three times a week; twice on Sunday between 9:45 AM and 12:00 PM, and between 6:00 PM and 7:00 PM, and on Wednesday evening between 7:30 and 8:30 PM. There will be no classes or events such as weddings or other ceremonies conducted on the site other then the prescribed services.

   b. a maximum height of approximately 24 feet with a 45 foot tall steeple as measured from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. Plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

3. The applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

4. All plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated March 10, 2004.

Services

5. The applicant shall submit evidence that there is adequate water to serve the proposal, on the site.

6. The applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

7. The applicant shall pay all applicable school and public facilities fees.

8. Prior to issuance of construction permits, the following measures shall be incorporated into the project plans to control dust:

   a. Reduce the amount of disturbed area where possible,

   b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,

   c. All dirt stock-pile areas shall be sprayed daily as needed,

   c. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

9. All grading and foundation plans shall be reviewed by the Geotechnical Engineer. This review shall be performed to determine whether the recommendations contained within the geotechnical report (dated November 19, 2003 and amended on August 29, 2005) are incorporated into the project plans and specifications.

10. The applicant shall record a minimum 10 foot wide detached public access trail easement located along the Los Osos Valley Road street frontage to the County's A-1(x) detached trail road standard. The location and design of the proposed trail easement shall be reviewed and approved by County Parks prior to the issuance of building permits or a grading plan (whichever occurs first). The trail easement may be located within the road right-of-way if approved by the Department of Public Works, based on the need for future roadway improvements. The trail easement shall be located (1) to minimize removal or disturbance of existing vegetation at the time of future trail construction by the County, (2) on relatively flat land, (3) outside of potential safety or high maintenance areas, and (4) outside of proposed improvements such as signs or similar structures.

11. Prior to issuance of a construction permit, the applicant shall pay all applicable traffic/road fees for the proposed project.

12. Prior to issuance of a construction permit, the applicant shall show all septic design recommendations provided in the boring and percolation report dated September 24, 2004 by GSI Soils Inc. on the construction documents/drawings.

Conditions to be completed Prior to site disturbance

13. The project proponent shall ensure that a geologic evaluation is conducted to determine if NOA (naturally occurring asbestos) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the Air Pollution Control District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.

14. The applicant shall submit a letter from the APCD showing the following requirements have been met: if utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants. These requirements include but are not limited to: 1) notification requirements to the District, 2)asbestos survey conducted by a Certified Asbestos

5-9

Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912.

15. The applicant shall show compliance with all requirements of the Air Pollution Control District. The applicant shall contact David Dixon of the APCD's District Engineering Division at (805) 781-5912 for specific information regarding permitting requirements for construction equipment. Some portable equipment used during construction activities may require California statewide portable equipment registration or an APCD permit. Operational sources may also require APCD permits.

16. The Geotechnical Engineer shall be notified at least two working days before site clearing or grading operations, and shall be present to observe the stripping of deleterious material and provide consultation to the grading contractor in the field.

Conditions to be completed during project construction (These shall also be shown on all construction documents)

Building Height

17. The maximum height of the project is 24 feet with a 45 foot tall steeple, as measured from average natural grade.

    a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).

    b. **Prior to approval of the foundation inspection,** the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.

    c. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

18. Field observation and testing during the grading operations shall be provided by the Geotechnical Engineer so that a decision can be formed regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the project geotechnical specifications. Any work related to grading performed without the full knowledge of, and under direct observation of the Geotechnical Engineer, may render the recommendations of this report invalid.

19. All surface and subsurface deleterious materials shall be removed from the proposed building and pavement areas and disposed of off-site. This includes, but is not limited to any buried utility lines, septic systems, debris, building materials, and any other surface and subsurface structures within proposed building areas. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.

20. Once the site has been cleared, the exposed ground surface shall be stripped to remove surface vegetation and organic soil. The surface may be disced, rather than stripped, if the organic content of the soil is not more than three percent by weight. If stripping is required, depths shall be determined by a member of our staff in the field at the time of stripping. Stripping may be either disposed of off-site or stockpiled for future use in landscape areas if approved by the landscape architect.

5-10

21. The intent of these recommendations is to support the footings for the building on moisture conditioned and recompacted native soils with a 12-inch section of compacted non-expansive soil to support the slab-on-grade.

22. The Building pad area shall be over excavated to a depth of four (4) feet or two (2) feet below the bottom of the deepest footing, whichever is greater. The exposed surface shall then be sacrificed to a depth of 12 inches, wetted to above optimum moisture and compacted by means of heavy equipment to at least ninety (90) percent of maximum dry density. The native soils may be used as compacted fill for the building pad. However, the upper 12 inches in areas to receive slabs and flatwork shall consist of select import soil such as decomposed granite (D.G.) or class II/III base. The lateral limits of over excavation and scarification shall be at least 5 feet beyond the perimeter building and footing lines.

23. In order to help minimize potential settlement problems associated with structures supported on a non-uniform thickness of compacted fill, the soils engineer shall be consulted for specific site recommendations during grading. In general, all proposed construction shall be supported by a uniform thickness of compacted soil.

24. Fill and cut slopes shall be constructed at a maximum slope of 3:1 (horizontal: vertical). Fill slopes shall be compacted in-place to a minimum of 90 percent of the maximum dry density as determined by the ASTM D1557 test procedure.

25. The above grading is based on the strength characteristics of the materials under conditions of normal moisture that would result from rainwater. It does not take into consideration the additional activating forces applied by seepage from springs to subsurface water. Areas of observed seepage shall be provided with subsurface drains to release the hydrostatic pressures. Subsurface drainage facilities may include gravel blankets, rock fill trenches or horizontally drilled drains (hydro-augers).

26. The near-surface soils may become partially or completely saturated during the rainy season. Grading operations during this time period may be difficult since the saturated materials may not be compactable and they may not support construction equipment. It is, therefore, recommended that considerations be given to the seasonal limit of the grading operations on the site.

27. All final grades shall be provided with a positive drainage gradient away from foundations. Final grades shall provide for rapid removal of surface water runoff. Ponding of water shall not be allowed on building pads or adjacent to foundations.

28. Pavement areas shall be scarified to a depth of 12 inches below existing grade or finished subgrade. The soil shall then be wetted to slightly above optimum moisture content and compacted to a minimum of 90 percent of maximum dry density.

29. The upper 6 inches of subgrade beneath all paved areas shall be compacted to at least 95 percent relative compaction. Subgrade soils shall not be allowed to dry out or have excessive construction traffic between the time of water conditioning and compaction, and the time of placement of the pavement structural section.

30. On site toils free of organic and deleterious material are suitable for use as structural fill. Structural fill should not contain rocks larger than 6 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.

31. Import shall be free of organic and other deleterious material and shall have low expansion potential, with a plasticity index of 12 or less. Before delivery to the site, a sample of the proposed import shall be tested in our laboratory to determine its suitability for use as structural fill.

5-11

32. Structural fill using on-site inorganic soil or approved import shall be placed in layers, each not exceeding 8 inches in thickness before compaction. On-site inorganic or imported soil shall be conditioned with water, or allowed to dry, to produce a soil water content at approximately optimum value, and shall be compacted to at least 90 percent relative compaction based on ASTM D1557-91.

33. Conventional continuous footings and spread footings may be used for support of the proposed building. All of the foundation materials shall be competent after preparation in accordance with the grading section of this report.

34. The perimeter footings shall be at least 12 inches wide and embedded 24 inches below pad grade or below adjacent finished grade, whichever is lower. Isolated spread footings shall be a minimum of 2 feet square. An allowable dead plus live load bearing pressure of 2,000 psf may be used for design. A total settlement of 1-inch is anticipated with differential settlements being ½ inch over a distance of 20 feet. Footing reinforcement shall consist at a minimum of one #5 bar top and bottom or as required by the structural engineer.

35. Allowable bearing capacities may be increased by one-third (1/3) when transient loads such as winds or seismicity are included.

36. Lateral loads may be resisted by soil friction on foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted (see specs on retaining walls for criteria).

37. During foundation construction, care shall be taken to minimize evaporation of water from foundation excavations. Foundation excavations shall be observed by the geotechnical engineer prior to placing reinforcing steel or concrete. Concrete shall be placed only in excavations that have been kept moist, are free of cracks and contain no loose, soft soil or debris.

38. The concrete slabs-on-grade shall be underlain by a minimum of 4 inches of clean free-draining material such as clean gravel or permeable aggregate complying with Caltrans Standard Specifications 68, Class I, Type A or Type B, to service as a cushion and capillary break. A 10-mil Visqueen-type membrane shall be placed between the capillary break and the slab to provide an effective vapor barrier, and to minimize moisture condensation under the floor covering. All seams through the vapor barrier shall be overlapped and sealed. Where pipes extend through the vapor barrier, the barrier shall be sealed to the pipes. Tears or punctures in the moisture barrier shall be completely repaired. It is suggested that a 2-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete. The sand shall be lightly moistened prior to placing concrete.

39. Concrete slabs-on-grade shall be a minimum of 4 inches thick and shall be reinforced with No. 3 reinforcing bars placed at 18 inches on-center both ways at or slightly above the center of the structural section. Reinforcing bars shall have a minimum clear cover of 1.5 inches, and hot bars shall be cooled prior to placing concrete (if this conflicts with foundation design details of the August 29, 2005 liquefaction study the recommendations of the liquefaction study shall be used).

40. All slabs shall be poured at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. When fibers are used, a water reducing agent or plasticizer may be added to the concrete to increase slump while maintaining a water/cement ratio which will limit excessive shrinkage.

41. For design of concrete floors, a modulus of subgrade reaction of k=125 pci per inch would be applicable to on-site engineered fill soils.

5-12

42. Retaining walls shall be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. The applicant shall refer to the table on page 11 of the geotechnical report dated November 19, 2003 for recommendations.

43. Retaining wall foundations shall have a minimum depth of 24 inches below lowest adjacent grade. A maximum allowable toe pressure of 2,500 psf is recommended. A coefficient of friction of 0.35 may be used between the concrete footings and the underlying materials.

44. In addition to the lateral soil pressure given in GS-27, the retaining walls shall be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a wall, supplemental pressures will be induced and should be taken into account through design.

45. The above-recommended pressures (GS-29) are based on the assumption that sufficient subsurface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a filter material be placed behind all proposed walls. The blanket of filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to within 12 inches of the ground surface. The top 12 inches shall consist of water conditioned, compacted, native clayey soil. A 4 inch diameter drain pipe shall be installed near the bottom of the filter blanket with perforations facing down. The drain pipe shall be underlain by at least 4 inches of filter type material. Adequate gradients shall be provided to discharge water that collects behind the retaining wall to an adequately controlled discharge system with suitably projected outlets. The filter material shall conform to Class I, Type B permeable material as specified in Section 68 of the California Department of Transportation Standard Specifications, current edition. A typical 1" x #4 concrete coarse aggregate mix approximates this specification.

46. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45 pcf equivalent fluid weight shall be added to the above soil pressures. If it is necessary to design retaining structures for submerged conditions, allowed bearing and passive pressures shall be reduced by 50%. In addition, soil friction beneath the base of the foundations shall be neglected.

47. Precautions shall be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressure against and movement of the walls.

48. The use of water-stops/impermeable barriers shall be considered for any basement construction, and for building walls which retain earth.

49. All asphalt pavement construction and materials used shall conform with Sections 26 and 39 of the latest edition of the Standard Specifications, State of California, Department of Transportation. Aggregate bases and sub-bases shall also be compacted to a minimum relative compaction of 95 percent based on ASTM D1557-91.

50. The applicant shall comply with the table posted on page 13 of the geotechnical report dated November 19, 2003 by GSI Inc. for the estimated R-Value of 16 for the near surface clayey silty sand soils encountered at the site.

51. R-value samples shall be obtained and tested at the completion of rough grading and the pavement sections confirmed or revised. All sections shall be crowned for good drainage.

52. The attention of contractors, particularly the underground contractors, shall be drawn to the State of California Construction Safety Orders for "Excavations, Trenches,

5-13

Earthwork". Trenches greater than 5 feet in depth shall be shored or sloped back in accordance with OSHA regulations prior to entry.

53. Unless concrete bedding is required around utility pipes, free-draining sand shall be used as bedding. Sand proposed for use as bedding shall be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding shall be compacted by mechanical means to achieve at least 90% relative compaction based on ASTM Test D1557-91. Bedding (used here) is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding.

54. On-site inorganic soil, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill shall be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers each not exceeding 8 inches in thickness before compaction. Each layer shall be compacted to at least 90 percent relative compaction based on ASTM Test D1557-91. The top lift of trench backfill under vehicle pavements shall be compacted to the requirements given in report section 5.3 for vehicle pavement subgrades. Trench wall must be kept moist prior to and during backfill placement.

55. Concentrated surface water runoff within or immediately adjacent to the site shall be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.

56. Water from roof downspouts shall be conveyed in pipes that discharge in areas a safe distance away from structures. Surface drainage gradients shall be planned to prevent ponding and promote drainage of surface water away from building foundations, edbes of pavements and sidewalks. For soil areas we recommend that a minimum of two (2) percent gradient be maintained.

57. Careful attention shall be paid to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where "hard" edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.

58. The applicant shall enter into a contract with the project geotechnical engineer to perform plan reviews, testing, and observation services to ensure that his recommendations for mitigating liquefaction are carried out during the design and construction phases of the project. The project geotechnical engineer shall be on site during any stripping, grading, or foundation excavations.

Liquefaction study recommendations

59. Grading of the site shall generally conform to the recommendations provided in the GSI liquefaction study dated August 29, 2005. The upper 30 inches of the pad shall consist of select import such as decomposed granite or Class II/III base compacted to 90 percent of ASTM D1557-91.

60. A conventionally reinforced structural mat foundation system with a grid of underlying cross beams spaced at a maximum of 20 feet on center shall be utilized to support the structure. Alternatively, a post tensioned slab with thickened edge beams could be considered. Using beam on elastic foundation methods, the mat slab shall be designed using a uniform modulus of subgrade reaction (Kv) of 50 pci. The slab shall also be designed to span or cantilever over a horizontal distance of 5 feet. A bearing capacity of 1500 psf dead plus live load may be used for cantilever and direct loads.

61. Conventional slab: A conventional slab is to be at least 8 inches thick and reinforced with at least #5 rebar located 12 inches on-center, each way. The perimeter footings shall be at least 18 inches wide and embedded 24 inches below pad grade or below adjacent finished grade, whichever is lower. The grade beams shall be at least 24 inches deep and 15 inches wide.

62. The reinforcement for the footings and grade beams shall be designed by the structural engineer, however a minimum of two No. 5 rebar shall be provided top and bottom with dowels to tie the slab to the footings and grade beams (min. #4 @ 18" o.c).

63. Lateral forces may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the soil and the bottom footing. For resistance to lateral loads, a friction factor of 0.35 may be utilized for sliding resistance at the base of the spread footings in undisturbed native materials or engineered fill. A passive resistance of 350 pcf equivalent fluid weight may be used against the side of shallow footings. If friction and passive pressures are combined, the lesser values should be reduced by 50%.

Walls facing the street shall be of solid construction with no openings.

64. Windows shall be double-glazed. Special acoustical windows would further reduce the transmission of exterior noise (and are a requirement if acoustical equipment is proposed such as microphones).

65. The vestibule design for the entryway is appropriate.

66. Heating and cooling equipment for the church shall be positioned to the rear of the structure so the structure will act as a noise barrier for the neighboring homes. This equipment shall be buffered as to protect noise impacts from the neighboring residences.

67. If the church installs sound amplification equipment within the interior (i.e. microphones) the building and system shall be designed to minimize the external impact. The applicant shall install acoustical windows in this situation.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

68. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.

69. The applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

70. The applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

71. The applicant shall re-stripe the center turn lane making it one (1) foot wider so that it will be 12 feet in width rather than 11 feet in width. The applicant shall coordinate with the Department of Public Works in completing this re-striping. For questions and information contact Rosemarie Gaglione at 781-5252.

5-15

72. The applicant shall install a filtration system adequate to remove nitrates to a safe level for consumption. The applicant shall obtain review and approval from the County Department of Environmental Health for this system.

On-going conditions of approval (valid for the life of the project)

73. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

74. All lighting on site shall be shielded with full cut-off shields, and all parking lot lighting shall be low profile and the minimum necessary for safety purposes.

75. Roof materials shall be dark in color and non-reflective.

76. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

5-16

INTER-OFFICE MEMO

TO: Ryan Hostetter, Planning Department

FROM: Mikel Goodwin, Public Works MG

SUBJECT: DRC2003-00040, Church of Christ

DATE: 31 January 2005

Thank you for the additional information.

Drainage basin calc's look OK. There is no indication of how deep they plan to make the basin. It is up to you if you want a shallow basin or if a deep, fenced one is acceptable. If it is deep it should be distanced from the leach field enough so that it doesn't get seepage. How high is ground water? I don't think we want to create a duck pond. The information I have indicates ground water could be as high as 10 feet below the surface. This could be checked at the time of excavation but it would be a bit late to modify the design if the lay out is tight.

This additional information does not have driveway profile(s). They indicate a single driveway 24 feet wide, which is acceptable. My previous comment about the driveway grade or slope at its connection to LOVR being 5% or less for 20 feet still applies, this can be a condition, they don't have to provide details at this time.

5-17 9

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

RH

MAR - 3 2004

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: Feb. 27, 2004

FROM: Public Works / Eng'g.

TO: Coastal Team
(Please direct response to the above)

DRC2003-00040 / Cayucas Church of Christ
Project Name and Number (Cond. Use Permit / Dev. Plan)

Development Review Section (Phone: ~~781-~~ 788-2009) ( )

PROJECT DESCRIPTION: Demo existing structure & fruit orchard; construct 6000 SF church building including 5 classrooms, a nursery, an office, a sanctuary, and restrooms.

Return this letter with your comments attached no later than: March 12, 2004

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓ YES (Please go on to Part II)
____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III **INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.**

Recommend Approval after they handle a few items — Plans don't show septic tank & leach field, perc rates may be slow. Drainage calc's for sizing basin are needed. Driveway approach to Love currently shows slope = 10% ± this should be reduced to 5% or less for 20 feet to improve sight distance and reduce roll back potential. Sight dist to comply w/ Co std A-11. New driveway will need an Encroachment Permit.

Date 30 MAR 2004 Name Goodwin Phone 5252

5-18

County of San Luis Obispo
Environmental Health Services

MEMORANDUM

Date: February 22, 2005

To: Laurie Salo

From: Marina Michel

Subject: DRC 2003-0040 Cayucos Church of Christ

1. It appears that they have the population to be a public water system, 25 or more consumers 60 days out of the year.

2. They will need to submit all the requirements to apply to be a public water system. They have only completed a 4 hour pump test. We should have at least a 24 hour pump test.

3. They have run a complete primary inorganics, secondary standards, VOCS, and SOCs testing of the well.

5-19

Culligan®

Central Coast Water Treatment
966 HUBER STREET
GROVER BEACH, CA 93433
805-481-4590 FAX 805-481-6038

facsimile transmittal

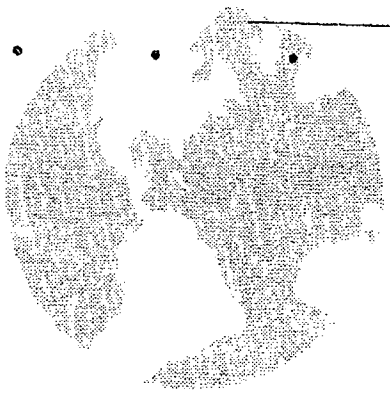
To: Ryan Hostetter Fax: 781-1242

From: MIKE RICE Date:

Re: Pages:

CC:

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle



CONFIDENTIAL

5-20

CENTRAL COAST WATER TREATMENT

November 30, 2005

Ron Wilson Design
197 F Street
Cayucos, CA 93430

Subject: Los Osos Church of Christ
2058 Los Osos Valley Rd.
Los Osos, CA 93402

Ron,

Enclosed are copies of spec's & etc concerning the use of Anion resin's for the reduction of Nitrates in the water supply for the above project.

The process is referred to as "Dealkalization" for removal of Nitrates, and now it is even better with anion selective resins such as SR-7 & SR-6 (see enclosed sheet)that can be determined the exact point for cleaning of the resin.

This process has been used for years and currently in operation by CCWT in San Luis Obispo & Santa Maria.

Hopefully this helps you in the design & approval process, feel free to call me.

Sincerely,

Mike Rice

CC to: Ryan Hostetter-County of SLO
Fax 781-1242

966 HUBER STREET GROVER BEACH, CALIFORNIA 93433 Tel 805-481-4590 Fax 805-481-6038

5-21

SYBRON CHEMICALS INC.
A Bayer Company

Ionac® SR 7

IONAC SR 7 is an advanced macroporous, anion ion exchange resin with more than three times the selectivity for nitrate ions compared to the best available products. It is tested and certified by NSF International under ANSI/ NSF 61. SR 7 has a new chemistry that prevents "nitrate dumping" against high sulfate backgrounds. **SR 7** is characterized by a high degree of porosity, very stable structure and limited reversible swelling, which results in a kinetically superior and durable resin.

Ionac SR 7 applications*:

nitrate removal

Typical physical and chemical properties**			US Units		International Units
Ionic form as shipped			Cl		Cl
Bead size	> 90%	US mesh	16 - 50	mm	0.3 - 1.25
Effective size		mm.	0.47 +- 0.06	mm	0.47 +- 0.06
Shipping weight		lbs/ft³	42	g/l	670
Density				g/ml	1.02
Water retention		% weight	48 - 52	%	48 - 52
Total capacity, min.		kgr $CaCO_3$ / ft³	18	eq/l	0.8
Volume change	$Cl^- >> NO_3^-$	max. %	5	max. %	5
Stability	temperature range	°F	34 - 212	°C	1 - 100
	pH range		0 - 14		0 - 14
Storability	of product	min years	2	min. years	2
	temperature range	°F	34 - 104	°C	1 - 40

Appropriate literature has been assembled which provides information concerning the health and safety precautions that must be observed when handling Ionac SR 7. Before working with this produ you must read and become familiar with the available information on its hazards, proper use, and handling. This cannot be overemphasized. Information is available in several forms, e.g., material safety data sheets and product labels. Consult your Sybron Chemicals Inc. representative or contact Bayer's Product Safety and Regulatory Affairs Department in Pittsburgh, PA.

*As with any product, use of the products mentioned in this publication in a given application must be tested (including field testing, etc.) in advance by the user to determine suitability.
**These items are provided as general information only. They are approximate values and are not part of the product specifications.

Contact Us:
Sybron Chemicals Inc.
A Bayer Company
Birmingham Road
Birmingham, NJ 08011
Phone: 1-800-678-0020
Fax: 609-894-8641

www.ionexchange.com

Contact Us:
Sybron Chemicals Inc.
A Bayer Company
100 Bayer Road
Pittsburgh, PA 15205
Phone: 1-800-662-2927
Fax: 412-777-4109

www.ionexchange.com

Edition 04/03a

5-22

Culligan®

FUNDAMENTALS OF DEALKALIZATION

Dealkalization (chloride-anion exchange) is concerned with the reduction of carbonate and bicarbonate anions. This can be accomplished by several methods, the simplest method being chloride-anion exchange. The advantages to this method include no acid handling problems, no need for degasification equipment, and no need for mechanical repressurizaiton equipment that is required by other types of alkalinity removal systems.

The process used in chloride-anion dealkalization is ion exchange. This is the same process used in water softening, except that in softening one is concerned with the removal of certain cations. With dealkalization, carbonate, bicarbonate, sulfate, and nitrate anions are removed and replaced with an equal amount of chloride anions.

In the exchange process for dealkalization, the anion resin has a great deal of exchange sites which when fully charged have chloride anions attached to them. Softened water is then brought into contact with the resin and the previously mentioned anions exchange places with the chloride anions. Most of the bicarbonate and carbonate anions are removed, thus reducing the alkalinity of the water supply. The water coming out of the dealkalizer contains sodium chloride in approximately the same amount as the total dissolved solids of the softened water coming into the dealkalizer.

In the service position the dealkalizer simply allows water to pass through the resin and on to use. The regeneration process requires a brine tank and is accomplished in the same way as in a softener. First, there is a backwash of the resin bed. Next, the brine is educted over the resin, and chloride anions exchange places with the bicarbonate, carbonate sulfate, and nitrate anions. This chloride-anion exchange continues until almost all exchange sites on the resin are occupied by chloride anions. After the brine step, there is a slow rinse followed by a fast rinse. At the end of the fast rinse, regeneration is complete and the dealkalizer is ready for service again.

When removal of carbon dioxide is desired (such as in the condensate return line of a steam boiler), the dealkalizer process is modified. A chemical feed pump is added to the unit to inject a small amount of sodium hydroxide (NaOH) into the dealkalizer during the brining position of the regeneration cycle. This converts CO_2 gas into bicarbonate alkalinity (HCO_3), which can then be exchanged by the anion resin. A dealkalizer will not remove silica from the water.

Chloride-anion dealkalization is usually recommended for processes that require a continuous supply of water at a low flow rate.

To meet the requirements of continuous operation, softened water and proper hydraulic balance, a dealkalizer system frequently consists of a four-tank system made up of a duplex softener and a duplex dealkalizer. An alternator control keeps one softener/dealkalizer train in service while the other softener/dealkalizer train is regenerating. This arrangement also allows multiple regenerations per day, to minimize equipment investment.

Cat. No. 00-8811-57

Printed in USA Rev. 7/99

RH 5-23 9

Post-it® Fax Note 7671 | Date 3/11/04 | # of pages ▶ 1
To Ryan Hostetter | From Bob Williamson
Co./Dept. Planning | Co. Env. Hlth
Phone # | Phone #
Fax # | Fax #

SAN LUIS OBISPO COUNTY
[PLANN]ING AND BUILDING
[V]ICTOR HOLANDA, AICP
DIRECTOR

RECEIVED
MAR - 9 2004
ENVIRONMENTAL HEALTH

THIS IS A NEW PROJECT REFERRAL

DATE: Feb. 27, 2004

TO: Environmental Health

FROM: Coastal Team - Ryan Hostetter → Project Manager 788-2351
(Please direct response to the above)

DRC2003-00040 / Cayucas Church of Christ
Project Name and Number (Cond. Use Permit / Dev. Plan)

Development Review Section (Phone: ~~781-~~ 788-2009) ( )

PROJECT DESCRIPTION: Demo existing structure & fruit orchard; construct 6000 SF church building including 5 classrooms, a nursery, an office, a sanctuary, and restrooms.

Return this letter with your comments attached no later than: March 12, 2004

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

____ YES (Please go on to Part II)
__✓__ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

____ NO (Please go on to Part III)
__✓__ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III **INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.**

The applicant needs to provide information on the expected occupancy rate of the proposed facility such as, Sundays 125 people, during the week staff of 4, students in school or daycare if applicable, expected attendance at other services, weddings, funerals, meetings etc. This information is required to determine the category of water system they would be in. Also, the preliminary water information shows the water is high in Nitrates and would need extensive treatment to reduce this, and the 4 hour pump test provided a capacity of 3 gallons per minute which is very low and this would require either a 12 hour or 72 hour test.
Please consider the application incomplete until we get more information.

3/11/04 Robert Williamson 781-X5551
Date Name Phone

Revised 4/4/03

M:\PI-Forms\Project Referral - #216 Word.doc

5-24

AIR POLLUTION CONTROL DISTRICT
COUNTY OF SAN LUIS OBISPO

Post-it® Fax Note 7671	Date 8-3-05	# of pages ▶ 4
To Ryan Hostetter	From A. Bugrov	
Co./Dept. Plan/Build Dept	Co. APCD	
Phone #	Phone #	
Fax #	Fax #	

August 3, 2005

Ryan Hostetter
Coastal Team - County of San Luis Obispo
County Government Center
San Luis Obispo CA 93401

SUBJECT: Response to Project Referral Regarding the Cayucos Church of Christ Demo & New Construction. Agency Project # DRC2003-0040.

Dear Mr. Hostetter,

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project located at 2058 Los Osos Valley Rd in Los Osos. This project involves the demolition of an exiting single family residential structure and fruit orchard and the construction of a 6000 sq. ft. church building, including 5 classrooms, a nursery, an office, a sanctuary and restrooms. The following are APCD comments that are pertinent to this project.

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text**.

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.** This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at *http://www.slocleanair.org/business/asbestos.asp* for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

5-25

Demolition Activities

The project referral indicated that there are existing structures on the proposed site that will be demolished. Demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). **If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP).** These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule. **APCD staff recommend the following measures be incorporated into the project to control dust:**

- Reduce the amount of the disturbed area where possible,
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,
- All dirt stock-pile areas should be sprayed daily as needed, and
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

5-76

General Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. Operational sources may also require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Portable generators (50 hp or greater)
- Electrical generation plants or the use of standby generator
- Rock and pavement crushing,
- Tub grinders trommel screens

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,

Alexander Bugrov
Air Quality Specialist

AAB /sll

cc: Tim Fuhs, Enforcement Division, APCD
David Dixon, Engineering Division, APCD
Karen Brooks, Enforcement Division, APCD
Applicant: Cayucos Church of Christ

Attachments: Naturally Occurring Asbestos Construction & Grading Project – Exemption Request Form.

h:\ois\plan\response\letters\3062-1.doc

5-77

Naturally Occurring Asbestos – Construction & Grading Project – Exemption Request Form

Send To:

Attachment 1

San Luis Obispo County Air Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401

Fax: (805) 781-1002

Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit, if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements**".

APPLICANT SIGNATURE
I request the San Luis Obispo Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.
Legal Declaration/Authorized Signature:
Date:

CONTACT LIST ONLY – APCD Required Element – Geologic Evaluation			
APCD Staff:		Intake Date:	OIS Tracking Number:
Approved	Not Approved	APCD Staff:	Date Reviewed:
Comments:			

5-28

9

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

05 MAR -2 PM 4:37

VICTOR HOLANDA, AICP
DIRECTOR

APR 2 6 2005

[illegible] STE. 101
SAN LUIS OBISPO, CA 93401

THIS IS A NEW PROJECT REFERRAL

DATE: Feb. 27, 2004

TO: RWQCB - Carol Marks

FROM: Coastal Team - Ryan Hostetter
(Please direct response to the above)

DRC2003-00040 / Cayucas Church of Christ
Project Name and Number (Cond. Use Permit / Dev. Plan)

Development Review Section (Phone: ~~781-~~ 788-2009) (788-2351)

PROJECT DESCRIPTION: Demo existing structure & fruit orchard; construct 6000 SF church building including 5 classrooms, a nursery, an office, a sanctuary, and restrooms.

Return this letter with your comments attached no later than: March 12, 2004

PART I — IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

- ✓ YES (Please go on to Part II)
- ___ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

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- ___ NO (Please go on to Part III)
- ✓ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III — **INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.**

Project must comply with design and siting criteria specified in the Basin Plan for on-site disposal of wastewater, including nitrogen loading limits. Also plan describes leachfields longer than allowed in LPC.

4/22/05 — Date

Somer Marks — Name

549-3695 — Phone

5-29

CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

January 12, 2006

County of San Luis Obispo
Department of Planning/Building
County Government Center
San Luis Obispo, CA 93408

Subject: Reduced Set Back, Project # Los Osos Church of Christ/DRC2003-00040

Dear Ryan Hostetter,

We have reviewed your request for a reduced set back from the required 30 feet for parcels over 1 acre in size. CDF/San Luis Obispo County Fire Department only allows a reduced set back less than the required 30 feet when the applicant can prove that they will still be able to maintain an effective fire break of 30 to 100 feet from the structures, including that area beyond the property line. This is accomplished through an easement, a permanent road or improvement on the other side of the property line or by some other means acceptable to the Fire Chief. The code requires:

> The person controlling the land to maintain an effective fire break by removing and clearing away flammable vegetation and combustible growth from areas within 30 feet to 100 feet of such buildings or structures. (CFC Appendix II-A)

The County will not allow a reduced set back of less than 10% of the lot width of the parcel regardless of whether the above can be shown. After reviewing the request, we can support your request for a reduced setback of 19.4 feet from the closest property line; however, the Department of Planning and Building will make the final determination of the setback that is acceptable for this project.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Gilbert R. Portillo
Fire Inspector

5-30

CDF/San Luis Obispo County
Fire Department

635 N. Santa Rosa • San Luis Obispo • California, 93405

March 10, 2004

County of San Luis Obispo
Department of Planning/Building
County Government Center
San Luis Obispo, CA 93408

Dear Coastal Team,

COMMERCIAL MINOR USE PLAN

Name:Los Osos Church of Christ Project Number:DRC 2003-00040

The Department has reviewed the fire safety plans submitted for the proposed church, classrooms and offices project located at 2058 Los Osos Valley Rd., Los Osos. The property is located within the moderate fire hazard severity area, and will require a minimum 10-12 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety require-ments of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

FIRE SAFETY DURING CONSTRUCTION

- Commercial and industrial type projects shall have installed, prior to the start of construction, commercial water system and fire lanes.

FIRE EXTINGUISHING SYSTEM

- The proposed project is required to install a commercial fire/life safety sprinkler system.
- The automatic fire extinguishing system shall comply with National Fire Protection Association Pamphlet 13, 231, 20, and 22.
- Plans shall be submitted for review and approval to the County Building Departments.
- The Contractor shall be licensed by the State of California [CFC 1003.1.1 amended/Title 19, Section 19.20.029 (a)].
- The fire sprinkler system shall be monitored by a licensed alarm company.

FIRE ALARM SYSTEM

- The proposed project is required to install a fire alarm system.
- The system shall comply with NFPA Pamphlet 72.
- The system shall transmit to a central 24-hour monitoring point.
- Plans shall be submitted to the County Fire Department.

FIRE PROTECTION ENGINEER REQUIREMENT

We require that a Fire Protection Engineer review the Fire Protection Systems for this project (UFC 103.1.1). If you would like a list of Fire Protection Engineers, it is available on our website at www.cdfslo.org. The Fire Protection Engineer will require that you provide working plans as outlined in NFPA 13, 6-1 (1996). The Fire Protection Engineer will be required to send the County Fire Department an original letter of the project review they conducted complete with the changes needed.

PORTABLE FIRE EXTINGUISHER(S)

- Portable fire extinguishers shall be installed and comply with the Uniform Fire Code (2000) Section 1002.1, Standard 10-1.
- The contractor shall be licensed by the State Fire Marshal.
- The minimum requirements will be determined during the building permit/fire safety plan process.

5-31

ROOF ACCESS

- The project shall provide vertical access to the roof from two points.
- Access can be provided by the use of landscaping or a fixed laddering system.
- Plans shall be submitted for approval to the County Fire Department.
- Presently the County Fire Department can provide a maximum 16-feet of vertical reach.

WATER STORAGE TANK

- A minimum of 26,000 gallons of water in storage shall be required.
- Emergency water tanks shall have a(n):
  1. automatic fill,
  2. sight gage,
  3. venting system,
  4. The minimum water main size shall not be less than six (6) inches.
  5. Pressures may not be less than 20 psi, nor more than 150 psi (Appendix IIIA).

WATER SUPPLY CONNECTION

- Several fire hydrants shall be required.
- Fire hydrants are to be located with a maximum normal spacing of 300 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2½-inch outlets with National Standard Fire thread, and one 4 inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.
  (a) On a non-skid surface, center of roadway, to the fire hydrant side.

ACCESS

- Access road width shall be 18 feet.
- The project shall provide a minimum 20-foot fire lanes for emergency vehicle access.
- All road and driveway surfaces shall be all weather.
- All surfaces shall be constructed to meet a load capacity of 20 tons.

ADDRESSING

- Legible address numbers shall be placed on all structures.
- Legible address numbers shall be located at the driveway entrance.

FINAL INSPECTION

The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220,** to arrange for a final inspection. Currently South San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at www.cdfslo.org ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,

Gilbert R. Portillo
Fire Inspector

C: Cayucos Church of Christ
Mr. Joe Morello, agent

5-32

Mike
Isensee/AgComm/COSLO
08/02/2005 11:09 AM

To Ryan Hostetter/Planning/COSLO@Wings
cc
bcc
Subject DRC2003-00040 Cayucos Church of Christ

Ryan-

There does not appear to be any agricultural impacts associated with this project due to the fact that the building is well set back from the road and all adjoining ag uses and AG-zoned properties. Thanks for referring it over to us.

Michael Isensee
Agricultural Resource Specialist
San Luis Obispo County Department of Agriculture
2156 Sierra Way, Suite A
San Luis Obispo, CA 93401
805.781.5753
805.781.1035 (fax)
misensee@co.slo.ca.us

5-33

LAND USE COMMITTEE PROJECT REFERRAL REPORT

File Number: DRC2003-00040

Date Referred: 3/29/2005

Planner: Ryan Hostetter

Applicant: Cayucos Church of Christ

Address: 2058 Los Osos Valley Rd

Project: Demolish existing home and fruit orchard and construct a new 6000 sq. ft. church building that includes 5 classrooms, nursery, office, sanctuary, and restrooms. Parking will be provided for 42 vehicles. Hours of operation is limited to:

Sunday 9:45am to 12:30pm
Sunday 6:00pm to 7:00pm
Wednesday 7:30pm to 8:30pm

There will be no pre-school, no playground, no fellowship hall, no musical instruments, no outdoor activities, no social events, and no rental to other groups. Maximum occupancy is 150 people.

Variances: None

Type: Residential Suburban

Status at Review: Received

Los Osos Community Advisory Council Recommendation:

1. The County proceed with processing the Church of Christ application recognizing the community has strong concerns regarding (a) project related traffic impacts to Los Osos Valley Road, and (b) the site's conversion from a residential use,

2. LOCAC's Circulation Committee review the potential traffic concerns with County Public Works and County Planning & Building Department and report back at the time this item comes back to LOCAC for final review, and

3. The County complete the project's environmental review and negitive declaration and then bring this item back for final LOCAC review.

Send copy of Negative Declaration for the project: Yes

Send notice of public hearing for the project: Yes

Send copy of the staff report when project goes to public hearing: Yes

Send notice of the final action for the project: Yes

Submitted April 28, 2005

DRAFT LOS OSOS COMMUNITY ADVISORY COUNCIL MINUTES
MAY 26, 2005, 7:00 PM,
SOUTH BAY COMMUNITY CENTER, LOS OSOS, CA

1. **Call to Order.** The meeting was called to order by Carole Maurer at 7:00 pm.
2. **Roll Call.** Jan Di Leo, Secretary, called the role:
   LOCAC Members Present: Terry Benko, Jan Di Leo, Gary Dove, Bill Garfinkel, Carole Maurer, Linde Owen, Richard Parker, Sherri Patton, John Perkins, Keith Swanson, and Mike Tutt.
   LOCAC Members Absent: None
3. **Approval of the April 28, 2005 Minutes.** Di Leo recommended the following changes based on comments she had received:
   a. Attach the proposal for the Growth Management Ordinance with the modifications.
   b. Include Owen's name for comments under the Trees and Landscape Committee.
   Garfinkel moved for approval of the minutes (dated 05/14/05) as changed. The motion was seconded by Parker. The motion carried unanimously.
4. **Treasurer's Report.** Dove reported LOCAC has $549 in their account.
5. **Chairperson Announcements.** Maurer noted:
   a. On May 14, 2005, there was an Advisory Council Training provided by the Planning & Building Department. The session was good and it provided various helpful booklets and fliers.
   b. By June 2005, referrals received from the Planning & Building Department should be electronic.
   c. LOCAC's possible topics for June include Affordable Housing and Hunting in the Bay.
   d. There are forms available for people interested in serving on a LOCAC Committee.
6. **Election of Officers**
   a. **Chair.** Garfinkel nominated Maurer as Chair, Dove seconded the motion. No other nominations were made. The motion carried unanimously.
   b. **Vice Chair.** Di Leo nominated Garfinkel as Vice Chair, Owen seconded the motion. No other nominations were made. The motion carried unanimously.
   c. **Secretary.** Maurer nominated Patton as Secretary, Dove seconded the motion. No other nominations were made. The motion carried unanimously. Owen indicated she would help when Patton is unavailable.
   d. **Treasurer.** Owen nominated Swanson as Treasurer, Tutt seconded the motion. Garfinkel nominated Di Leo as Treasurer, Perkins seconded the motion. No other nominations were made. A secret ballot was taken. Based on the results from the secret ballot, read by Maurer, Di Leo was elected Treasurer by a 7 to 4 vote.
7. **County Reports.**
   a. **Sheriff – Robert Burgeson.** Sheriff was not present - No Report. Maurer indicated she would contact the Sheriff Department and determine why they have been unable to attend.
   b. **Supervisor Bianchi.**
      1) On May 13th the Board and Administration moved to the new County building.
      2) Contract negotiations with the Deputy Sheriff's Association over pension benefits will be starting soon.
      3) Recently there was a settlement between the County and World Com/MCI. This will help off-set a portion of the Library's budget concerns. She encouraged people who supported the library initiative (back in June) to donate their $35 to the library fund.

Notations may be added to the memo line of checks to direct the funds to the Los Osos branch. However Supervisor Bianchi also cautioned people not to donate until the fund raising campaign is officially in place.

4) The SLO Fire Safe Council in Cambria put together a brochure on how to live in an area prone to fires. Los Osos will probably be the next community needing such information. Funds may be available through Shirley's Community Action Fund.
5) It was noted Gary Dove will be resigning from LOCAC. She is sorry to lose Dove as a LOCAC appointment. He has served the community well. She requested Dove attend the next LOCAC meeting so she could recognize his accomplishments further.

c. **Public Works – Rosemarie Gaglione.**
1) Monarch Lane will be posted for a 30 mph speed. It did not qualify for 25 mph.
2) 10th Street is being changed from 35 mph to 30 mph.
3) Speed limits for 7th Street, 9th Street, and Bayview Heights will remain at 35 mph and 30 mph.
4) Public Works will be going forward with a flashing beacon and crosswalk at the intersection of LOVR and Fairchild.
5) Monarch Elementary is having a traffic problem during the morning and afternoon drop-off/pick-up times. Northbound traffic on Doris Avenue is restricted between the hours of 8:00-9:00 am and 2:00-3:00 pm.
6) At the intersection of 11th and Santa Maria a camera has been installed to assess traffic speeds and volume.
7) Public Works hopes to complete a corridor study for LOVR. They are looking for grant funds.
8) Benko noted a culvert is not flowing properly at Doris and Lupine. Gaglione indicated she would look into it and report back.

d. **Planning – Mike Wulkan.**
1) Provided Garfinkel a new project list.
2) Tuesday, May 24th the Board adopted the Growth Management Ordinance changes. A growth rate of 2.3% per year was set countywide with a 10% carryover. Nipomo has a 1.8% per year growth rate.
3) The County Planning Commission approved the Rotary Sign and the Sprint Cell site (both at LOVR & South Bay Boulevard). An appeal has been filed on both projects.
4) Electronic Referrals from the Planning & Building Department may occur as early as next week. Owen asked Wulkan why LOCAC was not seeing referrals on remodels. He explained many remodels are ministerial – not discretionary. LOCAC receives the discretionary projects. Check with Wulkan for items that seem out of the ordinary.
5) Nothing new to report on the Estero Plan. It is still being reviewed by the Coastal Commission.
6) Owen asked what will stop growth until the Water Management Plan is complete. Wulkan indicated Planning will need to see the final report and then they will make recommendations to the Board of Supervisors.

8. **CSD REPORT – Gordon Hensley.**
a. There will be a special LOCSD meeting on Tuesday, May 31st.
b. At the June 2 LOCSD meeting the Board will set the election for the Recall and discuss awarding the construction contracts. Al Barrow asked why the construction bids might be approved with an election pending. Hensley indicated because the District does not want to

lose the State Revolving Fund Loan (low interest loan). Gail McPherson asked what agency makes sure the LOCSD meets their conditions. A discussion ensued.

9. **CONSENT ITEMS**
   a. **Transportation & Circulation Committee Report on Church of Christ Project.** Dove went over the contents of the Committee's letter. Gaglione explained various items and discussed how Public Works assesses safety. There were questions regarding parking. The church has added additional parking spaces (they are proposing 22 more than required). The church is also agreeable to having LOVR posted for no parking. It was also noted the center turn lane would be widened from 11 feet to 12 feet as part of the project. *Garfinkel made a motion accepting the letter prepared by the Transportation & Circulation Committee to be sent to the County Planning Commission with an amendment to the letter noting the additional parking items and the widening of the turn lane, Parker seconded the motion. The motion carried by a 11-0 vote.*

10. *AGENDA ITEMS, INCLUDING PUBLIC COMMENT*
   a. **Diablo Canyon Steam Generator Replacement Project: Review Draft EIR.** James Caruso (Planning and Building Department) provided background. He noted the major issue is that the new steam generators will allow the plant to operate for another 40 years. The applicant (PG&E) did not attend the LOCAC meeting. Jane Swanson, Mothers for Peace, provided a presentation. There were also representatives from the Alliance for Nuclear Responsibility that spoke. There were various questions and a discussion regarding the project. *Di Leo made a motion that a special LOCAC committee (composed of Di Leo, Garfinkel and Owen) compose a letter for the LOCAC Chair to sign. The letter would be sent to the EIR consultant (Aspen Environmental) regarding LOCAC's generic concern that the EIR prepared for Diablo and San Onofre should address relicensing with replacement of the steam generators. Benko seconded the motion. The motion carried by a 10-0-1 vote with Dove abstaining.* It was noted by Maurer that the project would come back to LOCAC prior to its review by the County Planning Commission.
   b. **LOCSD Habitat Conservation Plan: preliminary review.** *Due to the lateness of the hour, Di Leo made a motion to continue the HCP to a future meeting. Perkins seconded the motion. The motion carried by a 11-0 vote.*
   c. **Discussion and Recommendation regarding LOCAC Bylaws Changes.** Maurer informed the public LOCAC had met at roughly 5:00 pm today to discuss bylaws. At the next meeting Maurer would provide proposed changes to the bylaws for public review and LOCAC's first reading. *Swanson made a motion to accept the changes and have the first reading at LOCAC's June meeting. Garfinkel seconded the motion. The motion carried unanimously.*

11. **GENERAL PUBLIC COMMENT (items not on the agenda).**
   a. Julie Tacker noted the Sprint Cell Tower was appealed today. She suggested LOCAC prepare a master plan for cell towers.
   b. Al Barrow noted his concerns regarding the lack of affordable housing. He also noted he is running for a seat on the LOCSD Board.
   c. Lisa Schicker requested LOCAC make sure the LOCSD is consistent with their conditions.
   d. Dave Duggan indicated on the 4th of July there will be music and photographs at the Los Osos Community Park Schoolhouse. He also noted a concern that minorities do not seem to participate in local issues.

12. **LOCAC COMMITTEE REPORTS.**

No committee reports were provided due to the lateness of the hour.

13. **LOCAC MEMBER COMMENTS.**

a. Dove thanked everyone on LOCAC and gave each some Dove chocolate.
b. Maurer appointed Benko as Chair of the Transportation and Circulation Committee (since Dove is resigning).
c. Owen noted she had appealed the Rotary Club Sign and explained she was working with the Rotary Club to change the letter lighting from yellow to green and suggested the sign be temporary for six months.
d. Garfinkel made a motion the LOCAC Chair write a letter to the School Board and the Superintendent of Schools requesting that before the San Luis Obispo Coastal School District enters into any long-term agreement for the Sunnyside School site the District bring the proposal to LOCAC for comments. Owen seconded the motion. Since this was not an item on the agenda, Garfinkel made a motion to add it to LOCAC's May 26th (tonight's) agenda. Owen seconded the motion. Both motions carried by a 9-1-1 vote with Tutt voting no and Benko abstaining.

14. **Adjourn. The meeting was adjourned at ~10:30 pm.**

The minutes were submitted by Sherri Patton, 6/18/05.

ATTACHMENTS:

1. Land Use Committee Report for May 2005
2. Transportation and Circulation Committee Letter regarding the Church of Christ, as presented to the board as a consent item.

May 17, 2005
To: LOCAC Chairperson
From: LOCAC Transportation and Circulation Committee, Gary Dove, Chairman
Subject: Church of Christ on LOVR
Dear Carole;

The Transportation and Circulation Committee spent some time discussing the impact of a new church on LOVR near the Baptist (red) church last Thursday. Mr. Scott Kamura represented the neighbors and presented their objections for this project. The neighbors have had issues with the nearby Baptist church and are not happy about another church going in.

Ms. Rosemarie Gaglione presented the county's position on the traffic issues. This church will definitely cause additional traffic on Los Osos Valley Road. However, it would mostly be Sunday traffic and there is a center turn lane to accommodate this traffic. We have asked Rosemarie to measure the turn lane and verify that it is adequate and safe for this purpose. Otherwise, this project meets the county's requirements for land use and traffic.

LOCAC encourages central development within the Urban Services Line. Facilities such as a church should be located as close as possible to the people that it serves. In this way auto trips are minimized and some citizens can even walk or ride bicycles to church. The location of this facility is not ideal as it requires everyone to drive. It seems unfair that this church needs to promise to restrict their growth, and their functions such as child care, weddings, funerals, youth activities, etc. It should be noted that there are three other churches in this area. These churches and their neighbors are in an area outside URL that should have been kept agriculture or better yet, open space. The best solution would be to develop a larger parcel in town. Given the situation in Los Osos this may not be possible, however.

The Church of Christ project should be reviewed by the Land Use Committee again when the county has issued its report and should go before LOCAC for another discussion and vote at that time.

It is the conclusion of the Transportation and Circulation Committee that the traffic caused by this church, alone, is not reason enough to reject the project.

Sincerely,
Gary Dove, Chairman Transportation and Circulation Committee
locatraf.wpd

5-39

Dear Ryan,

It is my understanding that the Los Osos Church of Christ is still pursuing the development of their facility next to my home on Los Osos Valley Road. I met with Brent Wiley a couple months ago to try to talk him out if it but he seemed determined at that time to move forward. My neighbors and I have several concerns that we expressed to you and the church. I am addressing one of them to you in this letter.

The ***safety*** of my family, my neighbors, other drivers and possible future church attendees should be considered the highest priority. Los Osos Valley road is heavily traveled at all times of the day and night every day of the week. Assuming that you value safety first then this projects affect on traffic and how it will cause major safety problems must be evaluated, especially for the dangerous situations it will impose on all those that live hear already. Because the property is zoned for residential use and has a home currently on it all of us living here never expected this type of use next door.

The neighbor on the east side will have to negotiate the following problems. First, if most of these people will be coming from Los Osos as Brent has said the homeowners will have to turn right at times when as many as 75cars in a 15-30 minute window will be turning left into the church parking lot. The homeowners have about 1000 feet of visibility at cars coming down a hill traveling at 65 to 75 miles per hour. The window to get out is very small as is the window for turning left into the property. Combined, these problems will make it impossible for someone to move. If the left turn person waits for the homeowner then the left turn lane will fill up because people show up for church at a specified time. If they go then the homeowner is stuck. This translates into a problem for me as the west homeowner. If the left turn lane waits and I am trying to get out and go towards San Luis Obispo. I will not be able to get out at all. All of us use the center lane to merge out into traffic. People coming from Los Osos down the hill pick up speed to go up the next hill. When leaving our homes we pull into the center merge lane 75% of the time day or night to pick up speed and merge with traffic. It will be physically impossible to get out from my house as well as my neighbors when people come to attend church.

Another problem for the east homeowner is when people are coming from the east. In order for us to turn into our homes, we must decelerate and brake early. This prevents accidents that can happen when people swerve around us as we turn into our driveways and so they don't rear end us. The east homeowner will have multiple cars slowing down in front of their house. This prevents them from entering traffic going either direction. It will be impossible if there are cars from each direction going to the church for that homeowner to leave their home. When people going to the church slow down as they come down the hill the cars behind will be trying to go around them. They will be in danger of hitting the cars in the left turn lane. A left turn lane that is currently undersized. When I am in the center lane to turn left into my home most of the cars drift into the bike lane because it is so narrow.

Another problem with the left hand turn lane for the church is the fact that Cimarron way is about 50 feet to the east on the opposite side of the street. All the homeowners on that street use that center lane to access the fast flowing traffic as they go into Los Osos. Its is very common for me to leave my house heading into San Luis Obispo, turn left into the center lane while at the same time someone from Cimarron Way is turning into the center lane facing directly at me. We have to carefully navigate that right now to avoid accidents. It will be impossible for homeowners on Cimarron Way and homeowners to the west of the proposed church to safely access the center lane when people are arriving at the church. The church will get access to their property and we will be denied access to the merge lane and the public street.

We have only covered the problems when people are going to church. The problems when they are leaving church will be worse. People tend to leave church in a tighter group than when they show up. Most of these cars will be trying to access Los Osos Valley road with vehicles traveling at high rate of speed typically 65-75 mile per hour. It is common at all hours of the day to wait for over a minute to leave my home. When you do get the opening to leave there is rarely ever time for more than one car. Imagine trying to access a freeway from a driveway with no onramp and then get up to speed and merge. The cars on Los Osos Valley road accelerate as they come down the hill compounding the problem. All the same problems discussed when people are arriving at the church will be magnified when they are leaving intensifies the safety issue for the neighbors.

Parking is another problem that I can't see a way to fix. They will not have adequate parking for all their members. They could park on Sombrero but that means that every week there will be people walking down Los Osos Valley road. There are no sidewalks and people will walk along the edge of a bike lane with traffic going by at 65 miles per hour and cars trying to turn right into the property. They could park on Los Osos Valley road except that there is no place to park and the people walking would be forced to walk in the street. If they park in front of our houses they will entirely block our view from traffic making it more difficult to get out.

I also have concerns about the traffic data being used and applied. This is January of 2006 and the traffic volumes being used were established in September of 2003. The number of people using Los Osos Valley road has increased considerably since then and something more current should be used. Using the old data on Wednesday nights the volume of traffic when access and egress to the church takes place, is 760 vehicles in an hour. That means that 13 vehicles pass by every minute or 1 every 5 seconds. The report indicates Los Osos Valley Road is designed for 70 mph and that translates into 7.5 seconds for entering traffic. Imagine trying to pull out of your home with someone going 65-75 mph down the street and you only have 7.5 seconds to do it if you time it just right. But according to the report and old lower traffic volumes you really only have 5 seconds

5-41

to get up to speed. You may want to come out to Sombrero road and try accessing Los Osos Valley road, see how long it really takes to get your car up to 65 mph. Then imagine doing it every day. Then imagine doing it when 50 – 75 more cars are doing it right in front of you. Traffic will come to a stop and accidents will happen.

As I mentioned earlier I often wait over a minute to get out of my driveway and merge with traffic. The traffic report puts the level of service for the new church when it goes in at level A. Level A refers to the delay experienced by a motorist. Level A is the absolute lowest delay possible on the chart with a 0 – 10 second delay. The old traffic volumes already dispute this as being possible. If there are cars coming every 5 seconds and it takes 7.5 seconds to get up to speed motorists will hopefully choose to wait for larger opening in traffic. A normal delay on average traffic days is 20-40 seconds and often over a minute. The Level of Service established in the report should be Level E, 35-50 seconds at a minimum. If safety is to take priority then it should go to level F, over 50 seconds.

This church will have an affect on every resident of Los Osos because it empties on to Los Osos Valley road right before you get into town. Every motorist going to and from town will pass by this church at speeds of 55-70 miles per hour as church people are pulling out of a driveway into that same traffic.

In my conversation with Brent Wiley, I did ask some questions and he gave me the following responses. When I commented that the site was too small, he agreed saying that they really need two acres. When asked where the extra cars will park he wasn't sure. When asked if the church would not grow so more parking would not be needed he stated he could not, and that they grew out of their last facility.

I am a local Pastor as well as a neighbor and I am for churches being built within communities. This location is the wrong place for any church or use similar to it because of the significant traffic and safety problems that it creates. All the neighbors I have talked to will earnestly oppose this project. We believe there are major safety and traffic issues that the county is failing to address.

At a minimum there should be a focused EIR traffic study completed before any further consideration is given to this project.

Sincerely,

Michael Coss
2022 Los Osos Valley Road
Los Osos, Ca. 93402
805-534-9163
1/12/2006

5-42

COUNTY OF SAN LUIS OBISPO

FOR OFFICIAL USE ONLY (RH)

MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION

ENVIRONMENTAL DETERMINATION NO. ED04-587 **DATE: December 29, 2005**

PROJECT/ENTITLEMENT: Los Osos Church Development Plan DRC2003-00040

APPLICANT NAME: Los Osos Church of Christ
ADDRESS: PO Box 634, Cayucos, CA, 93430
CONTACT PERSON: Ron Wilson Design. **Telephone:** 805-995-2484

PROPOSED USES/INTENT: Request by the Los Osos Church of Christ for a Development Plan/Coastal Development Permit to demolish the existing single family residence and allow a new 5,718 square foot church which includes fixed seats for 150 people, 60 parking spaces (includes 18 overflow spaces), external lighting for the parking areas and structure, five internal meeting rooms, two storage rooms, restrooms, and dressing areas. The project also includes an approximately 4,700 square foot retention basin for storm water runoff to the rear of the church, an approximately 800 square foot overflow basin, and a leach field for the septic system at the very west edge of the property along Los Osos Valley Road. The height of the structure is approximately 24' (approximately 45' with the steeple). The project will result in the disturbance of approximately 42,000 square feet of a 46,391 square foot parcel and will remove approximately 530 cubic yards of material for construction of the retention basins. The use of the site includes chuch services three times a week, on Sunday between 9:45 AM and 12:00 Noon, and 6:00 PM and 7:00 PM, and on Wednesday evening between 7:30 and 8:30 PM. There will be no classes or events such as weddings or other ceremonies conducted on the site other then the prescribed services. The proposed project is within the Residential Suburban land use category.

LOCATION: The project is located on the north side of Los Osos Valley Road (at 2058 Los Osos Valley Road), approximately 1,400 feet east of the community of Los Osos. The site is in the Estero Planning Area.

LEAD AGENCY: **County of San Luis Obispo Department of Planning & Building**
County Government Center, Rm. 310
San Luis Obispo, CA 93408-2040

OTHER POTENTIAL PERMITTING AGENCIES: None

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT .....5 p.m. on January 12, 2006

30-DAY PUBLIC REVIEW PERIOD begins at the time of public notification

5-43

Notice of Determination

State Clearinghouse No. _____

This is to advise that the San Luis Obispo County_____ as ☐ *Lead Agency* ☐ *Responsible Agency* approved/denied the above described project on _____, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,
County Government Center, Room 310, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

Signature	**Project Manager Name**	**Date**	**Public Agency**

5-44

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Los Osos Church Development Plan ED04-587; DRC2003-00040

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

☒ Aesthetics	☒ Geology and Soils	☐ Recreation
☐ Agricultural Resources	☐ Hazards/Hazardous Materials	☒ Transportation/Circulation
☒ Air Quality	☒ Noise	☒ Wastewater
☐ Biological Resources	☐ Population/Housing	☒ Water
☐ Cultural Resources	☒ Public Services/Utilities	☐ Land Use

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Ryan Hostetter — Ryan Hostetter — 12/23/2005
Prepared by (Print) — Signature — Date

John Nall — John Nall — Ellen Carroll, Environmental Coordinator (for) — 12/27/05
Reviewed by (Print) — Signature — Date

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

A. PROJECT

DESCRIPTION: Request by the Los Osos Church of Christ for a Development Plan/Coastal Development Permit to demolish the existing single family residence and allow a new 5,718 square foot church which includes fixed seats for 150 people, 60 parking spaces (includes 18 overflow spaces), external lighting for the parking areas and structure, five internal meeting rooms, two storage rooms, restrooms, and dressing areas. The project also includes an approximately 4,700 square foot retention basin for storm water runoff to the rear of the church, an approximately 800 square foot overflow basin, and a leach field for the septic system at the very west edge of the property along Los Osos Valley Road. The height of the structure is approximately 24' (approximately 45' with the steeple). The project will result in the disturbance of approximately 42,000 square feet of a 46,391 square foot parcel and will remove approximately 530 cubic yards of material for construction of the retention basins. The use of the site includes chuch services three times a week, on Sunday between 9:45 AM and 12:00 Noon, and 6:00 PM and 7:00 PM, and on Wednesday evening between 7:30 and 8:30 PM. There will be no classes or events such as weddings or other ceremonies conducted on the site other then the prescribed services. The proposed project is within the Residential Suburban land use category and is located 280 feet west of the intersection of Los Osos Valley Road, and Sombrero, on the north side of Los Osos Valley Road (at 2058 Los Osos Valley Road), approximately 1,400 feet east of the community of Los Osos. The site is in the Estero planning area.

ASSESSOR PARCEL NUMBER(S): 074-353-003 SUPERVISORIAL DISTRICT # 2

B. EXISTING SETTING

PLANNING AREA: Estero, Rural

LAND USE CATEGORY: Residential Suburban

COMBINING DESIGNATION(S): None

EXISTING USES: Residence

TOPOGRAPHY: Nearly level

VEGETATION: Grasses

PARCEL SIZE: 46,391 square feet

SURROUNDING LAND USE CATEGORIES AND USES:

North: Residential Suburban; residential	*East:* Residential Suburban; residential
South: Agriculture; agricultural uses	*West:* Residential Suburban; residential

C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY CHECKLIST

1. **AESTHETICS** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Create an aesthetically incompatible site open to public view?	☐	☐	☒	☐
b) Introduce a use within a scenic view open to public view?	☐	☐	☒	☐
c) Change the visual character of an area?	☐	☐	☒	☐
d) Create glare or night lighting, which may affect surrounding areas?	☐	☒	☐	☐
e) Impact unique geological or physical features?	☐	☐	☒	☐
*f) Other:*_____	☐	☐	☐	☐

Setting. The project site is located within a mixed residential and agricultural area just south-east of the community of Los Osos on Los Osos Valley Road. The project will include demolition of an existing small single story residence with attached garage, removal of a small unproductive orchard along Los Osos Valley Road, and replace it with a 5,718 square foot single story church with a height of 23'10" (44'9" with the steeple), and a 42 space parking lot with an 18 space overflow parking area which will be constructed of a porous material in the front of the property along Los Osos Valley Road. The project also includes a retention basin located at the rear or northern portion of the property, and three 10,000 gallon water tanks (per CDF requirement). There are residences located on either side and to the rear of the project site, and agricultural uses across Los Osos Valley Road.

Impact. The project will introduce a new use on an existing residential parcel, in between two existing single family homes. The project includes lighting on the building and parking lot which may effect neighbors adjacent to the project site. There are also three large water tanks proposed which are to be enclosed and attached to the church structure. The project includes a landscaping plan which

introduces new vegetation to the site for the purposes of adding screening and allowing pervious area for drainage.

Mitigation/Conclusion. The structure does add a new use to the neighborhood, however the structure itself has been designed to keep with the residential rural nature of the neighborhood. The church is single story with a height of approximately 24' which is lower then the neighboring residences (max height for the area is 35'). The steeple is higher then the neighboring homes, but because of the distance the structure is located off of Los Osos Valley Road (approximately 200'), the visual appearance will be a similar height to the neighboring residences to the west which include a two story home located 25 feet from the front of the property line (2022 Los Osos Valley Road). The applicant has submitted streetscape elevations which include a scaled streetscape showing no vegetation, with vegetation in 3 years, and with vegetation at full growth (15+ years). These elevations show that the proposed church is in keeping with the newer neighboring residences. The size of the structure is also similar to that of new single family home and accessory structures in the neighborhood. Specifically the neighboring property to the west has a lot coverage of approximately 5,000 square feet with the single family residence, detached guest house and garages.

The building materials proposed include wood-appearing siding and residential style windows with some rock trim at the base of the structure and pillars. The applicant has also provided a colorboard showing the colors of the new church. The roof is proposed to be a bronze color, an earthen color trim ("hot cocoa" by Sherwin Williams), and an off-white for the body.

Mitigation measures are proposed to ensure all lighting is kept on site, the parking lot lighting is very low profile and the minimum necessary for safety purposes. All exterior lighting is shielded with full-cutoff light shields. Also included as mitigation is a requirement that the roof, steeple, and other building materials associated with the project are non-reflective. With these mitigation measures, the proposed project will not have a significant effect on the character of the neighborhood, aesthetic value of the property, or existing views along Los Osos Valley Road.

2. AGRICULTURAL RESOURCES - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Convert prime agricultural land to non-agricultural use?	☐	☐	☒	☐
b) Impair agricultural use of other property or result in conversion to other uses?	☐	☐	☒	☐
c) Conflict with existing zoning or Williamson Act program?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The soil types include: Salinas silty clay loam, (0 - 2 % slope). As described in the Natural Resource Conservation Service Soil Survey, the "non-irrigated" soil class is "III", and the "irrigated" soil class is "I".

The project is located in a rural residential neighborhood with large parcels, and some agricultural operations in the vicinity, however those are a minimum of 300' from the property lines of the project

site. The properties adjacent to the project site consist of single family residences with accessory structures.

Impact. The proposed project will not impact or remove any agricultural resources and no impact to agricultural resources are expected to occur.

Mitigation/Conclusion. No mitigation measures are necessary.

3. AIR QUALITY - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) *Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?*	☐	☐	☒	☐
b) *Expose any sensitive receptor to substantial air pollutant concentrations?*	☐	☐	☒	☐
c) *Create or subject individuals to objectionable odors?*	☐	☐	☒	☐
d) *Be inconsistent with the District's Clean Air Plan?*	☐	☐	☒	☐
e) *Other: Expose individuals to dust during construction activities*	☐	☒	☐	☐

Setting. The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD). A referral was sent to the APCD on July 21, 2005, and their recommendations have been included under the mitigation measures to reduce air quality impacts to a less than significant level.

Impact. As proposed, the project will result in the disturbance of approximately 42,000 square feet. This will result in the creation of construction dust, as well as short- and long-term vehicle emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project will result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation. The project is consistent with the general level of development anticipated and projected in the Clean Air Plan. No significant air quality impacts are expected to occur.

Mitigation/Conclusion. Mitigation measures are proposed to reduce construction dust impacts, and construction equipment emissions to a less than significant level. Please refer to the mitigation summary table at the end of this document for specific mitigation measures.

4. BIOLOGICAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a loss of unique or special status species or their habitats?	☐	☐	☒	☐
b) Reduce the extent, diversity or quality of native or other important vegetation?	☐	☐	☒	☐
c) Impact wetland or riparian habitat?	☐	☐	☒	☐
d) Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The following habitats were observed on the proposed project: Grasses Based on the latest California Diversity database and other biological references, the following species or sensitive habitats were identified:

Plants: Located within the parcel are Jone's Layia (Layia jonesii), and San Luis Obispo monardella (Monardella frutescens). Located within 1/2 mile of parcel are Morro manzanita (Arctostaphylos morroensis), Pecho manzanita (Arctostaphylos pechoensis) and Arroyo de la Cruz manzanita (Arctostaphylos cruzensis).

Wildlife: Located within a 1/2 mile of parcel are Tidewater Goby (Eucyclogobius newberryi), Morro Bay Kangaroo Rat (Dipodomys heermanni morroensis) and Morro Shoulderband Snail (Helminthoglypta walkeriana).

Habitats: Coastal and Valley Freshwater Marsh

Impact. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species. The site contains an existing single family residence, driveway, ornamental vegetation, grasses, and a small very old non-producing orchard along Los Osos Valley Road. There has also been historic discing of the entire property for planting and growing small amounts of crops and gardens for the existing residence. The project site is surrounded by residences and will not inhibit any wildlife corridors or continuous habitat areas.

Mitigation/Conclusion. No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	☐	☐	☒	☐
b) Disturb historic resources?	☐	☐	☒	☐

5-50

5. CULTURAL RESOURCES - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
c) Disturb paleontological resources?	☐	☐	☒	☐
d) Other:_____	☐	☐	☐	☐

Setting. The project is located in an area historically occupied by the Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

Impact. A Phase I surface survey was conducted by Thor Conway (July 31, 2003). No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

Mitigation/Conclusion. No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	☐	☒	☐	☐
b) Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?	☐	☐	☒	☐
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	☐	☒	☐	☐
d) Change rates of soil absorption, or amount or direction of surface runoff?	☐	☒	☐	☐
e) Include structures located on expansive soils?	☐	☐	☒	☐
f) Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?	☐	☒	☐	☐
g) Involve activities within the 100-year flood zone?	☐	☐	☒	☐

5-51

6. GEOLOGY AND SOILS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
h) *Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?*	☐	☐	☒	☐
i) *Preclude the future extraction of valuable mineral resources?*	☐	☐	☒	☐
j) *Other:* _____	☐	☐	☐	☐

Setting. GEOLOGY - The topography of the project is nearly level. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered high. . Active faulting is known to exist on or near the subject property (about .20 miles east). The project is not within a known area containing serpentine or ultramafic rock or soils.

Any project within the Geologic Study area designation or within a high liquefaction area is subject to the preparation of a geological report per the County's Land Use Ordinance (CZLUO) section 23.07.084 to evaluate the area's geological stability relating to the proposed use. A geological report which evaluated the liquefaction potential, soil conditions, and asbestos review was conducted for the project by registered geotechnical engineer Ron Church with GSI Soils INC. and the report was reviewed by Fugro West Inc. on October 24, 2005.

DRAINAGE – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek (Los Osos Creek) from the proposed development is approximately .25 miles to the west. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered not well drained. For areas where drainage is identified as a potential issue, the CZLUO (Sec. 23.05.042) includes a provision to prepare a drainage plan to minimize potential drainage impacts. When required, this plan would need to address measures such as: constructing on-site retention or detention basins, or installing surface water flow dissipaters. This plan would also need to show that the increased surface runoff would have no more impacts than that caused by historic flows. The applicant has proposed an on site retention basin which has had preliminary review with the County Public Works Department. This retention basin will be included with the drainage plan which is required at the time of construction permits.

SEDIMENTATION AND EROSION – The soil types include: Salinas silty clay loam, (0 - 2 % slope). As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility and moderate shrink-swell characteristics.

When highly erosive conditions exist, a sedimentation and erosion control plan is required (CZLUO Sec. 23.05.036) to minimize these impacts. When required, the plan is prepared by a civil engineer to address both temporary and long-term sedimentation and erosion impacts. Projects involving more than one acre of disturbance are subject to the preparation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on controlling storm water runoff. The Regional Water Quality Control Board is the local extension who monitors this program.

Impact. As proposed, the project will result in the disturbance of approximately 46,391 square feet. This will include grading for the parking areas, creation of the retention basin, installation of septic

5-52

system, and grading for the driveway and building pads. The entire property is proposed to be disturbed and 1,148 cubic yards of material is expected to be excavated, and approximately 556 cubic yards of engineered fill is proposed to be brought in.

Mitigation/Conclusion. Mitigation measures are proposed in the soils and liquefaction study which reduce the project impacts to a less than significant level. Specifically those mitigation measures include recommendations for clearing the site, preparation of the building pad and paved areas, recommendations on structural fill, retaining walls, drainage, pavement design, and foundation design. Please refer to the mitigation summary table at the end of this document for these specific requirements.

7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	☐	☐	☒	☐
b) Interfere with an emergency response or evacuation plan?	☐	☐	☒	☐
c) Expose people to safety risk associated with airport flight pattern?	☐	☐	☒	☐
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	☐	☐	☒	☐
e) Create any other health hazard or potential hazard?	☐	☐	☒	☐
f) Other: _____	☐	☐	☐	☐

Setting. The project is not located in an area of known hazardous material contamination. The project is not within a high severity risk area for fire. The project is not within the Airport Review area.

Impact. The project does not propose the use of hazardous materials. The project does not present a significant fire safety risk. The project is not expected to conflict with any regional evacuation plan.

Mitigation/Conclusion. No significant impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

5-53

8. NOISE - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	☐	☒	☐	☐
b) Generate increases in the ambient noise levels for adjoining areas?	☐	☐	☒	☐
c) Expose people to severe noise or vibration?	☐	☐	☒	☐
d) Other: _____	☐	☐	☐	☐

Setting. The proposed project is located on Los Osos Valley Road which does contain roadway noise. In the Noise Element shown the noise contour maps for Los Osos Valley Road in South Bay show the noise from the road to be approximately 65 Ldn at the road and 60 Ldn at approximately 100' from the roadway. A noise study was completed by David Dubbink and Associates on September 29, 2003 for the proposed project. In this report the noise levels were measured on Sunday, September 29, 2003 over a one hour period from 10:20 to 11:20 am. Noise readings were taken from 100' from the property line and estimated at a 225' distance from the property line. The 225' distance was estimated because the existing home on site would block most of the noise for the readings. The 100' measured hourly Leq was 55.5 and the estimated worst case scenario at 225' was at 64 Leq. The noise evaluation conducted for the site did take into consideration that when a service starts and ends there will be an accumulation of noises during a short period of time while people are arriving on the site, and when people are leaving the site. The ambient noise level of the front of this project site currently exceeds the minimum ambient noise levels in the County Noise Element because of Los Osos Valley Road (test done on Sunday morning between 10:20 and 11:20 AM per Dubbink Report dated September 29, 2003), and the short specific time period before and after the services are not expected to increase the ambient noise level.

Impact. The County Noise Element, in figure 3-1 for churches, states that exterior noise exposure up to 60 Ldn or CNEL does not require any mitigation, and if the exterior noise exposure is from 60 up to 74 CNEL or Ldn mitigation is necessary. The noise study for the proposed project conducted under an estimated exterior noise level at 225' from the property showed a very maximum (worst case scenario) of 81 Leq. The FHWA model estimated noise levels at the 225 foot distance of 64 dB. Based on these estimates the noise report has recommended mitigation measures for construction design to reduce the interior noise levels.

Mitigation/Conclusion. Mitigation is proposed to reduce noise impacts to a less than significant level. These mitigation measures include construction design, limiting openings, window types and insulation, which will reduce impacts to a less than significant level. For specific measures please refer to the mitigation summary table at the end of this report.

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable

5-54

9. POPULATION/HOUSING - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?	☐	☐	☒	☐
b) Displace existing housing or people, requiring construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Create the need for substantial new housing in the area?	☐	☐	☒	☐
d) Use substantial amount of fuel or energy?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting. The proposed project will replace an existing vacant single family residence with a church which can hold a maximum of 150 people. All of the existing church attendees are local families and people that live in Los Osos and Cayucos.

Impact. The project will not result in a need for a significant amount of new housing, and will not displace existing housing.

Mitigation/Conclusion. No significant population and housing impacts are anticipated, and no mitigation measures are necessary.

10. PUBLIC SERVICES/UTILITIES - *Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	☐	☒	☐	☐
b) Police protection (e.g., Sheriff, CHP)?	☐	☒	☐	☐
c) Schools?	☐	☒	☐	☐
d) Roads?	☐	☒	☐	☐
e) Solid Wastes?	☐	☐	☐	☒
f) Other public facilities?	☐	☐	☐	☒
g) Other: _____	☐	☐	☐	☐

Setting. The project area is served by the County Sheriff's Department and CDF/County Fire as the

primary emergency responders. The closest CDF (South Bay FS) fire station is approximately 1.5 miles to the west. The closest Sheriff substation is in Los Osos, which is approximately 1.5 miles from the proposed project. The project is located in the San Luis Coastal Unified School District.

Impact. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

Mitigation/Conclusion. Public facility (county) and school (State Government Code 65995 et sec) fee programs have been adopted to address the project's direct and cumulative impacts, and will reduce the impacts to less than significant levels.

11. RECREATION - *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Increase the use or demand for parks or other recreation opportunities?	☐	☐	☒	☐
b) Affect the access to trails, parks or other recreation opportunities?	☐	☒	☐	☐
c) Other _____	☐	☐	☐	☐

Setting. The County Trails Plan shows that a potential trail does go through the proposed project. The project has been referred to County Parks, and they would like a trail easement running along Los Osos Valley Road.

Impact. The proposed project will not create a significant need for additional park or recreational resources.

Mitigation/Conclusion. One mitigation measure is proposed to allow for a trail easement along the frontage of the property which will reduce impacts to a less than significant level. For the specific measure please refer to the mitigation summary table at the end of this document.

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Increase vehicle trips to local or areawide circulation system?	☐	☒	☐	☐
b) Reduce existing "Levels of Service" on public roadway(s)?	☐	☐	☒	☐
c) Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?	☐	☐	☒	☐
d) Provide for adequate emergency access?	☐	☐	☒	☐

12. TRANSPORTATION/ CIRCULATION - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) Result in inadequate parking capacity?	☐	☐	☒	☐
f) Result in inadequate internal traffic circulation?	☐	☐	☒	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?	☐	☐	☒	☐
h) Result in a change in air traffic patterns that may result in substantial safety risks?	☐	☐	☒	☐
i) Other: _____	☐	☐	☐	☐

Setting. Future development will access onto the following public road(s): Los Osos Valley Road. The identified roadway is operating at acceptable levels. Referrals were sent to Public Works and Caltrans. No significant traffic-related concerns were identified.

The church will have a membership of 150 people. Services are scheduled to occur on Sunday between 9:45 AM and 12:00 Noon, on Sunday between 6:00 PM to 7:00 PM and on Wednesday between 7:30 PM and 8:30 PM. The only other trips generated by the church during the week will be trips generated by normal office/maintenance operations. The volume of trips that will occur with the proposed project are estimated using trip generation rates published by the Institute of Transportation Engineers (ITE). Based on the ITE, the proposed church would generate an average of 52 trips per day with 4 trips generated during the morning and evening weekday peak commute hours (for maintenance). On Sunday, the church would generate 230 daily trips with 95 trips generated during the Sunday peak hour (based on ITE).

According to the traffic report completed for the project (Higgins Associates October 7, 2003 & June 21, 2005) with the project developed, the Los Osos Valley Road/Church Driveway intersection will operate at an overall LOS A (level of service) in the period immediately preceding a church service. The left turn movement from eastbound Los Osos Valley Road into the project site will operate at a LOS A during the period immediately preceding a service when worshippers are arriving. This includes all scheduled services and also assumes that all worshippers arrive within a 15-minute period.

Sight distance measurements are also discussed in the Higgins Associates traffic report. These sight distance measurements were obtained looking to the west and the sight distance is about 1,000 feet. Looking to the east the sight distance is about 1,300 feet. The corner sight distance provided at the project site to Los Osos Valley Road is adequate for a design speed of over 70 mph.

Impact. The proposed project is estimated to generate about 52 trips per day, based on the Institute of Traffic Engineer's manual (page 2 of Higgins Associates traffic report dated June 21, 2005). This small amount of additional traffic will not result in a significant change to the existing road service or

traffic safety levels.

Mitigation/Conclusion. The applicant has worked with County Public Works Department, and as a result of several meetings has agreed to widen the center two-way left turn lane from 11 ft to 12 ft. This one foot widening of the center lane will only result in re-striping of the lane. No roadway widening will need to occur. The applicant is also required to pay for traffic impact fees which reduce cumulative impacts to a less than significant level. With widening the existing center lane to 12 feet, and paying traffic impact fees, impacts to traffic and circulation will be reduced to a less than significant level.

13. **WASTEWATER** - *Will the project:*	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	☐	☐	☒	☐
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	☐	☐	☒	☐
c) Adversely affect community wastewater service provider?	☐	☐	☐	☒
d) Other: _____	☐	☐	☐	☐

Setting. As described in the NRCS Soil Survey (see Geology section for soil types), the main limitations for on-site wastewater systems relates to: slow percolation. These limitations are summarized as follows:

Slow Percolation – is where fluid percolates too slowly through the soil for the natural processes to effectively break down the effluent into harmless components. The Basin Plan identifies the percolation rate should be less than 120 minutes per inch.

Impact. The project proposes to use an on-site system as its means to dispose wastewater. Based on the proposed plans, adequate area appears available for an on-site system. The applicant has prepared a report by GSI Soils Inc. (September 24, 2004) which includes exploratory borings and percolation test holes. This report gives some specific recommendations for septic design.

The septic system is designed to meet all requirements of County Environmental Health including but not limited to the location of the leach area and expansion areas. The leach areas are at least 200' away from any domestic well.

Mitigation/Conclusion. The leach lines shall be located at least 100 feet from any private well and at least 200 from any community/public well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met. The applicant shall also comply with septic system design recommendations provided in the September 24, 2004 GSI boring report. No significant impacts are expected to occur, and the applicant is required to comply with septic design recommendations provided by GSI Soils Inc. (September 24, 2004). Other than septic design recommendations no specific mitigations are required.

558

14. WATER - *Will the project:*		Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	*Violate any water quality standards?*	☐	☒	☐	☐
b)	*Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?*	☐	☐	☒	☐
c)	*Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?*	☐	☐	☒	☐
d)	*Change the quantity or movement of available surface or ground water?*	☐	☒	☐	☐
e)	*Adversely affect community water service provider?*	☐	☐	☐	☒
f)	*Other:* _____	☐	☐	☐	☐

Setting. The project proposes to use an on-site well as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability problems. The water does contain high nitrate levels. Acceptable levels of nitrate as N and as NO3 are 1 mg/L (milligrams per liter) and 45 mg/L respectively. The sample tested from the well at the project site contained 17 mg/L Nitrogen (N) and 75 mg/L NO3.

The topography of the project is nearly level The closest creek (Los Osos Creek) from the proposed development is approximately .20 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate to high erodibility.

Impact. As proposed, the project will result in the disturbance of approximately 46,391 square feet. The project also proposes to add impervious surfacing for building and parking areas which will change the movement of surface water and speed of runoff. The site will need to be graded to allow for the drainage to flow into a proposed retention pond which will be located to the rear of the church (for total grading calculations please refer to the Geology and Soils section of this report). The proposed retention pond will have a total capacity of approximately 19,595 cubic feet which is more then adequate to handle all drainage and runoff on site. The applicant has worked with the County Department of Public Works for design of the drainage basin, and for completing drainage calculations. Further review of the drainage and surface water flow will be completed by the Department of Public Works with the drainage plans for the construction permit application. The grading and size of the retention basin, however have been sized adequately on a worst case scenario for the purposes of this environmental review.

Based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 0.8 acre feet/year (AFY)

0.140/1000 square feet =5,718 square feet /1000 x 0.140 = 0.80052 afy
Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

The approximate "worst case" indoor water usage for a single family residence on a similar size parcel to the proposed church (approx 1 acre) would be about 0.740 to 1.260 afy. This proposed church will use the same amount (or less) water then a single family residence would on this property. (source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989)

Mitigation/Conclusion. Because of the high nitrate levels in the water tested from the existing well the applicant is proposing a filtration system which will adequately remove the nitrates to a safe level. The applicant is conditioned to include this filtration system, and is required to get review and approval from County Environmental Health for the system. The system is called "Dealkalization" and a report from Central Coast Water Treatment is attached dated November 30, 2005 which includes specifications on this filtration system. With the proposed filtration system, required review from Environmental Health, and standard drainage and erosion control measures impacts to water resources will be mitigated to a less than significant level.

15. LAND USE - ***Will the project:***	**Inconsistent**	**Potentially Inconsistent**	**Consistent**	**Not Applicable**
a) Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?	☐	☐	☒	☐
b) Be potentially inconsistent with any habitat or community conservation plan?	☐	☐	☒	☐
c) Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?	☐	☐	☒	☐
d) Be potentially incompatible with surrounding land uses?	☐	☐	☒	☐
e) Other: _____	☐	☐	☐	☐

Setting/Impact. Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

The project does include a new use within a residentially zoned neighborhood, and is an allowed use under the Coastal Zone Land Use Ordinance. The project proposes to include landscaping, low amounts of exterior lights (see section on Aesthetics), fencing and walls to reduce noise, and design of the structure to be compatible with neighboring residences. The property to the west contains two large two story residences which combined appear larger then the proposed church. The church is one story, will be constructed of wood appearing materials, and will have a lot coverage of approximately 5,000 square feet of a 1.06 acre site. Neighboring properties in the area contain similar lot coverages with residences and accessory structures.

Mitigation/Conclusion. No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - ***Will the project:***	**Potentially Significant**	**Impact can & will be mitigated**	**Insignificant Impact**	**Not Applicable**
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	☐	☒	☐	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at "http://ceres.ca.gov/topic/env_law/ ceqa/ guidelines/" for information about the California Environmental Quality Act.

5-61

Exhibit A - Initial Study References and Agency Contacts

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

Contacted	Agency	Response
☒	County Public Works Department	**Attached**
☒	County Environmental Health Division	**Attached**
☒	County Agricultural Commissioner's Office	**None**
☐	County Airport Manager	**Not Applicable**
☐	Airport Land Use Commission	**Not Applicable**
☒	Air Pollution Control District	**Attached**
☒	County Sheriff's Department	**None**
☒	Regional Water Quality Control Board	**Attached**
☒	CA Coastal Commission	**None**
☐	CA Department of Fish and Game	**Not Applicable**
☒	CA Department of Forestry	**Attached**
☐	CA Department of Transportation	**Not Applicable**
☒	Los OsosCommunity Service District	**In File****
☐	Other _____	**Not Applicable**
☐	Other _____	**Not Applicable**

*** "No comment" or "No concerns"-type responses are usually not attached*

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

☒ Project File for the Subject Application

County documents

- ☐ Airport Land Use Plans
- ☒ Annual Resource Summary Report
- ☐ Building and Construction Ordinance
- ☒ Coastal Policies
- ☒ Framework for Planning (Coastal & Inland)
- ☒ General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:
  - ☒ Agriculture & Open Space Element
  - ☒ Energy Element
  - ☒ Environment Plan (Conservation, Historic and Esthetic Elements)
  - ☒ Housing Element
  - ☒ Noise Element
  - ☒ Parks & Recreation Element
  - ☒ Safety Element
- ☒ Land Use Ordinance
- ☐ Real Property Division Ordinance
- ☒ Trails Plan
- ☐ Solid Waste Management Plan
- ☒ Estero Area Plan and Update EIR
- ☐ Circulation Study

Other documents

- ☒ Archaeological Resources Map
- ☒ Area of Critical Concerns Map
- ☒ Areas of Special Biological Importance Map
- ☒ California Natural Species Diversity Database
- ☒ Clean Air Plan
- ☒ Fire Hazard Severity Map
- ☒ Flood Hazard Maps
- ☒ Natural Resources Conservation Service Soil Survey for SLO County
- ☒ Regional Transportation Plan
- ☒ Uniform Fire Code
- ☒ Water Quality Control Plan (Central Coast Basin – Region 3)
- ☒ GIS mapping layers (e.g., habitat, streams, contours, etc.)

5-62

☐ Other ____

In addition, the following project specific information and/or reference materials have been considered as a part of the Initial Study:

Archaeological Surface Survey, Heritage Discoveries Inc. July 31, 2003

Traffic Analysis, Higgins Associates, June 21, 2003 & October 7, 2003

Noise Analysis, David Dubbink Associates , September 29, 2003

Geotechnical Investigation, GSI Soils, November 19, 2003

Liquefaction Study, GSI Soils, August 29, 2005

5-63

Exhibit B - Mitigation Summary Table

Air Quality

AQ-1 Prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA (naturally occurring asbestos) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the Air Pollution Control District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.

AQ-2 Prior to any site disturbance, the applicant shall submit a letter from the APCD showing the following requirements have been met: if utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants. These requirements include but are not limited to: 1) notification requirements to the District, 2)asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912.

AQ-3 Prior to issuance of construction permits, the following measures shall be incorporated into the project plans to control dust:

a. Reduce the amount of disturbed area where possible,

b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,

c. All dirt stock-pile areas shall be sprayed daily as needed,

d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

AQ-4 Prior to any site disturbance the applicant shall show compliance with all requirements of the Air Pollution Control District. The applicant shall contact David Dixon of the APCD's District Engineering Division at (805) 781-5912 for specific information regarding permitting requirements for construction equipment. Some portable equipment used during construction activities may require California statewide portable equipment registration or an APCD permit. Operational sources may also require APCD permits.

Geology and Soils

GS-1 Prior to issuance of construction permits, all grading and foundation plans shall be reviewed by the Geotechnical Engineer. This review shall be performed to determine whether the recommendations contained within the geotechnical report (dated November 19, 2003 and amended on August 29, 2005) are incorporated into the project plans and specifications.

GS-2 The Geotechnical Engineer shall be notified at least two working days before site clearing or grading operations, and shall be present to observe the stripping of deleterious material and provide consultation to the grading contractor in the field.

GS-3 Field observation and testing during the grading operations shall be provided by the Geotechnical Engineer so that a decision can be formed regarding the adequacy of the site

preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the project geotechnical specifications. Any work related to grading performed without the full knowledge of, and under direct observation of the Geotechnical Engineer, may render the recommendations of this report invalid.

GS-4 All surface and subsurface deleterious materials shall be removed from the proposed building and pavement areas and disposed of off-site. This includes, but is not limited to any buried utility lines, septic systems, debris, building materials, and any other surface and subsurface structures within proposed building areas. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.

GS-5 Once the site has been cleared, the exposed ground surface shall be stripped to remove surface vegetation and organic soil. The surface may be disced, rather than stripped, if the organic content of the soil is not more than three percent by weight. If stripping is required, depths shall be determined by a member of our staff in the field at the time of stripping. Stripping may be either disposed of off-site or stockpiled for future use in landscape areas if approved by the landscape architect.

GS-6 The intent of these recommendations is to support the footings for the building on moisture conditioned and recompacted native soils with a 12-inch section of compacted non-expansive soil to support the slab-on-grade.

GS-7 The Building pad area shall be over excavated to a depth of four (4) feet or two (2) feet below the bottom of the deepest footing, whichever is greater. The exposed surface shall then be sacrificed to a depth of 12 inches, wetted to above optimum moisture and compacted by means of heavy equipment to at least ninety (90) percent of maximum dry density. The native soils may be used as compacted fill for the building pad. However, the upper 12 inches in areas to receive slabs and flatwork shall consist of select import soil such as decomposed granite (D.G.) or class II/III base. The lateral limits of over excavation and scarification shall be at least 5 feet beyond the perimeter building and footing lines.

GS-8 In order to help minimize potential settlement problems associated with structures supported on a non-uniform thickness of compacted fill, the soils engineer shall be consulted for specific site recommendations during grading. In general, all proposed construction shall be supported by a uniform thickness of compacted soil.

GS-9 Fill and cut slopes shall be constructed at a maximum slope of 3:1 (horizontal: vertical). Fill slopes shall be compacted in-place to a minimum of 90 percent of the maximum dry density as determined by the ASTM D1557 test procedure.

GS-10 The above grading is based on the strength characteristics of the materials under conditions of normal moisture that would result from rainwater. It does not take into consideration the additional activating forces applied by seepage from springs to subsurface water. Areas of observed seepage shall be provided with subsurface drains to release the hydrostatic pressures. Subsurface drainage facilities may include gravel blankets, rock fill trenches or horizontally drilled drains (hydro-augers).

GS-11 The near-surface soils may become partially or completely saturated during the rainy season. Grading operations during this time period may be difficult since the saturated materials may not be compactable and they may not support construction equipment. It is, therefore, recommended that considerations be given to the seasonal limit of the grading operations on the site.

GS-12 All final grades shall be provided with a positive drainage gradient away from foundations. Final grades shall provide for rapid removal of surface water runoff. Ponding of water shall not be allowed on building pads or adjacent to foundations.

5-65

GS-13 Pavement areas shall be scarified to a depth of 12 inches below existing grade or finished subgrade. The soil shall then be wetted to slightly above optimum moisture content and compacted to a minimum of 90 percent of maximum dry density.

GS-14 The upper 6 inches of subgrade beneath all paved areas shall be compacted to at least 95 percent relative compaction. Subgrade soils shall not be allowed to dry out or have excessive construction traffic between the time of water conditioning and compaction, and the time of placement of the pavement structural section.

GS-15 On site toils free of organic and deleterious material are suitable for use as structural fill. Structural fill should not contain rocks larger than 6 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.

GS-16 Import shall be free of organic and other deleterious material and shall have low expansion potential, with a plasticity index of 12 or less. Before delivery to the site, a sample of the proposed import shall be tested in our laboratory to determine its suitability for use as structural fill.

GS-17 Structural fill using on-site inorganic soil or approved import shall be placed in layers, each not exceeding 8 inches in thickness before compaction. On-site inorganic or imported soil shall be conditioned with water, or allowed to dry, to produce a soil water content at approximately optimum value, and shall be compacted to at least 90 percent relative compaction based on ASTM D1557-91.

GS-18 Conventional continuous footings and spread footings may be used for support of the proposed building. All of the foundation materials shall be competent after preparation in accordance with the grading section of this report.

GS-19 The perimeter footings shall be at least 12 inches wide and embedded 24 inches below pad grade or below adjacent finished grade, whichever is lower. Isolated spread footings shall be a minimum of 2 feet square. An allowable dead plus live load bearing pressure of 2,000 psf may be used for design. A total settlement of 1-inch is anticipated with differential settlements being ½ inch over a distance of 20 feet. Footing reinforcement shall consist at a minimum of one #5 bar top and bottom or as required by the structural engineer.

GS-20 Allowable bearing capacities may be increased by one-third (1/3) when transient loads such as winds or seismicity are included.

GS-21 Lateral loads may be resisted by soil friction on foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted (see specs on retaining walls for criteria).

GS-22 During foundation construction, care shall be taken to minimize evaporation of water from foundation excavations. Foundation excavations shall be observed by the geotechnical engineer prior to placing reinforcing steel or concrete. Concrete shall be placed only in excavations that have been kept moist, are free of cracks and contain no loose, soft soil or debris.

GS-23 The concrete slabs-on-grade shall be underlain by a minimum of 4 inches of clean free-draining material such as clean gravel or permeable aggregate complying with Caltrans Standard Specifications 68, Class I, Type A or Type B, to service as a cushion and capillary break. A 10-mil Visqueen-type membrane shall be placed between the capillary break and the slab to provide an effective vapor barrier, and to minimize moisture condensation under the floor covering. All seams through the vapor barrier shall be overlapped and sealed. Where pipes extend through the vapor barrier, the barrier shall be sealed to the pipes. Tears or punctures in the moisture barrier shall be completely repaired. It is suggested that a 2-inch

thick sand layer be placed on top of the membrane to assist in the curing of the concrete. The sand shall be lightly moistened prior to placing concrete.

GS-24 Concrete slabs-on-grade shall be a minimum of 4 inches thick and shall be reinforced with No. 3 reinforcing bars placed at 18 inches on-center both ways at or slightly above the center of the structural section. Reinforcing bars shall have a minimum clear cover of 1.5 inches, and hot bars shall be cooled prior to placing concrete (if this conflicts with foundation design details of the August 29, 2005 liquefaction study the recommendations of the liquefaction study shall be used).

GS-25 All slabs shall be poured at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. When fibers are used, a water reducing agent or plasticizer may be added to the concrete to increase slump while maintaining a water/cement ratio which will limit excessive shrinkage.

GS-26 For design of concrete floors, a modulus of subgrade reaction of k=125 pci per inch would be applicable to on-site engineered fill soils.

GS-27 Retaining walls shall be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. The applicant shall refer to the table on page 11 of the geotechnical report dated November 19, 2003 for recommendations.

GS-28 Retaining wall foundations shall have a minimum depth of 24 inches below lowest adjacent grade. A maximum allowable toe pressure of 2,500 psf is recommended. A coefficient of friction of 0.35 may be used between the concrete footings and the underlying materials.

GS-29 In addition to the lateral soil pressure given in GS-27, the retaining walls shall be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a wall, supplemental pressures will be induced and should be taken into account through design.

GS-30 The above-recommended pressures (GS-29) are based on the assumption that sufficient subsurface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a filter material be placed behind all proposed walls. The blanket of filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to within 12 inches of the ground surface. The top 12 inches shall consist of water conditioned, compacted, native clayey soil. A 4 inch diameter drain pipe shall be installed near the bottom of the filter blanket with perforations facing down. The drain pipe shall be underlain by at least 4 inches of filter type material. Adequate gradients shall be provided to discharge water that collects behind the retaining wall to an adequately controlled discharge system with suitably projected outlets. The filter material shall conform to Class I, Type B permeable material as specified in Section 68 of the California Department of Transportation Standard Specifications, current edition. A typical 1" x #4 concrete coarse aggregate mix approximates this specification.

GS-31 For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45 pcf equivalent fluid weight shall be added to the above soil pressures. If it is necessary to design retaining structures for submerged conditions, allowed bearing and passive pressures shall be reduced by 50%. In addition, soil friction beneath the base of the foundations shall be neglected.

GS-32 Precautions shall be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressure against and movement of the walls.

GS-33 The use of water-stops/impermeable barriers shall be considered for any basement construction, and for building walls which retain earth.

5-67

GS-34 All asphalt pavement construction and materials used shall conform with Sections 26 and 39 of the latest edition of the Standard Specifications, State of California, Department of Transportation. Aggregate bases and sub-bases shall also be compacted to a minimum relative compaction of 95 percent based on ASTM D1557-91.

GS-35 The applicant shall comply with the table posted on page 13 of the geotechnical report dated November 19, 2003 by GSI Inc. for the estimated R-Value of 16 for the near surface clayey silty sand soils encountered at the site.

GS-36 R-value samples shall be obtained and tested at the completion of rough grading and the pavement sections confirmed or revised. All sections shall be crowned for good drainage.

GS-37 The attention of contractors, particularly the underground contractors, shall be drawn to the State of California Construction Safety Orders for "Excavations, Trenches, Earthwork". Trenches greater than 5 feet in depth shall be shored or sloped back in accordance with OSHA regulations prior to entry.

GS-38 Unless concrete bedding is required around utility pipes, free-draining sand shall be used as bedding. Sand proposed for use as bedding shall be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding shall be compacted by mechanical means to achieve at least 90% relative compaction based on ASTM Test D1557-91. Bedding (used here) is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding.

GS-39 On-site inorganic soil, or approved import, may be used as utility trench backfill. Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill shall be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers each not exceeding 8 inches in thickness before compaction. Each layer shall be compacted to at least 90 percent relative compaction based on ASTM Test D1557-91. The top lift of trench backfill under vehicle pavements shall be compacted to the requirements given in report section 5.3 for vehicle pavement subgrades. Trench wall must be kept moist prior to and during backfill placement.

GS-40 Concentrated surface water runoff within or immediately adjacent to the site shall be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.

GS-41 Water from roof downspouts shall be conveyed in pipes that discharge in areas a safe distance away from structures. Surface drainage gradients shall be planned to prevent ponding and promote drainage of surface water away from building foundations, edbes of pavements and sidewalks. For soil areas we recommend that a minimum of two (2) percent gradient be maintained.

GS-42 Careful attention shall be paid to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where "hard" edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.

GS-43 The applicant shall enter into a contract with the project geotechnical engineer to perform plan reviews, testing, and observation services to ensure that his recommendations for mitigating liquefaction are carried out during the design and construction phases of the project. The project geotechnical engineer shall be on site during any stripping, grading, or foundation excavations.

Liquefaction study recommendations

5-68

GS-44 Grading of the site shall generally conform to the recommendations provided in the GSI liquefaction study dated August 29, 2005. The upper 30 inches of the pad shall consist of select import such as decomposed granite or Class II/III base compacted to 90 percent of ASTM D1557-91.

GS-45 A conventionally reinforced structural mat foundation system with a grid of underlying cross beams spaced at a maximum of 20 feet on center shall be utilized to support the structure. Alternatively, a post tensioned slab with thickened edge beams could be considered. Using beam on elastic foundation methods, the mat slab shall be designed using a uniform modulus of subgrade reaction (Kv) of 50 pci. The slab shall also be designed to span or cantilever over a horizontal distance of 5 feet. A bearing capacity of 1500 psf dead plus live load may be used for cantilever and direct loads.

GS-46 Conventional slab: A conventional slab is to be at least 8 inches thick and reinforced with at least #5 rebar located 12 inches on-center, each way. The perimeter footings shall be at least 18 inches wide and embedded 24 inches below pad grade or below adjacent finished grade, whichever is lower. The grade beams shall be at least 24 inches deep and 15 inches wide.

GS-47 The reinforcement for the footings and grade beams shall be designed by the structural engineer, however a minimum of two No. 5 rebar shall be provided top and bottom with dowels to tie the slab to the footings and grade beams (min. #4 @ 18" o.c).

GS-48 Lateral forces may be resisted by passive pressure acting against the sides of shallow footings and/or friction between the soil and the bottom footing. For resistance to lateral loads, a friction factor of 0.35 may be utilized for sliding resistance at the base of the spread footings in undisturbed native materials or engineered fill. A passive resistance of 350 pcf equivalent fluid weight may be used against the side of shallow footings. If friction and passive pressures are combined, the lesser values should be reduced by 50%.

Noise

N-1 Walls facing the street shall be of solid construction with no openings.

N-2 Windows shall be double-glazed. Special acoustical windows would further reduce the transmission of exterior noise (and are a requirement if acoustical equipment is proposed such as microphones).

N-3 The vestibule design for the entryway is appropriate.

N-4 Heating and cooling equipment for the church shall be positioned to the rear of the structure so the structure will act as a noise barrier for the neighboring homes. This equipment shall be buffered as to protect noise impacts from the neighboring residences.

N-5 If the church installs sound amplification equipment within the interior (i.e. microphones) the building and system shall be designed to minimize the external impact. The applicant shall install acoustical windows in this situation.

Recreation

R-1 A minimum <u>10 foot wide detached</u> public access trail easement <u>located along the Los Osos Valley Road street frontage to the County's A-1(x) detached trail road standard</u>. The location and design of the proposed trail easement shall be reviewed and approved by County Parks prior to the issuance of building permits or a grading plan (whichever occurs first). The trail easement may be located within the road right-of-way if approved by the Department of Public Works, based on the need for future roadway improvements. The trail easement shall be located (1) to minimize removal or disturbance of existing vegetation at the time of future trail construction by the County, (2) on relatively flat land, (3) outside of potential safety or high

maintenance areas, and (4) outside of proposed improvements such as signs or similar structures.

Transportation/Circulation

TR-1 Prior to issuance of a construction permit, the applicant shall pay all applicable traffic/road fees for the proposed project.

TR-2 Prior to occupancy or final building inspection /establishment of the use the applicant shall re-stripe the center turn lane making it one (1) foot wider so that it will be 12 feet in width rather than 11 feet in width. The applicant shall coordinate with the Department of Public Works in completing this re-striping. For questions and information contact Rosemarie Gaglione at 781-5252.

Waste Water

WW-1 Prior to issuance of a construction permit, the applicant shall show all septic design recommendations provided in the boring and percolation report dated September 24, 2004 by GSI Soils Inc. on the construction documents/drawings.

Water

W-1 The applicant shall install a filtration system adequate to remove nitrates to a safe level for consumption. The applicant shall obtain review and approval from the County Department of Environmental Health for this system.

5-70

Date: December 20, 2005

DEVELOPER'S STATEMENT FOR
LOS OSOS CHURCH OF CHRIST DEVELOPMENT PLAN/COASTAL DEVELOPMENT PERMIT
DRC-2003-00040

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

Air Quality

1. Prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA (naturally occurring asbestos) is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the Air Pollution Control District. If NOA is found at the site the applicant must comply with all requirements outlined in the Asbestos ATCM.

2. Prior to any site disturbance, the applicant shall submit a letter from the APCD showing the following requirements have been met: if utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated, this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants. These requirements include but are not limited to: 1) notification requirements to the District, 2)asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912.

3. Prior to issuance of construction permits, the following measures shall be incorporated into the project plans to control dust:

    a. Reduce the amount of disturbed area where possible,

    b. Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible,

    c. All dirt stock-pile areas shall be sprayed daily as needed,

    d. All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

4. Prior to any site disturbance the applicant shall show compliance with all requirements of the Air Pollution Control District. The applicant shall contact David Dixon of the APCD's District

Engineering Division at (805) 781-5912 for specific information regarding permitting requirements for construction equipment. Some portable equipment used during construction activities may require California statewide portable equipment registration or an APCD permit. Operational sources may also require APCD permits.

Note: Air quality recommendations shall be incorporated into the construction documents prior to issuance of a construction permit. The applicant shall also show compliance with all APCD requirements in a form of a letter from APCD.

Geology and Soils

5. Prior to issuance of construction permits, all grading and foundation plans shall be reviewed by the Geotechnical Engineer. This review shall be performed to determine whether the recommendations contained within the geotechnical report (dated November 19, 2003 and amended on August 29, 2005) are incorporated into the project plans and specifications.

6. The Geotechnical Engineer shall be notified at least two working days before site clearing or grading operations, and shall be present to observe the stripping of deleterious material and provide consultation to the grading contractor in the field.

7. Field observation and testing during the grading operations shall be provided by the Geotechnical Engineer so that a decision can be formed regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the project geotechnical specifications. Any work related to grading performed without the full knowledge of, and under direct observation of the Geotechnical Engineer, may render the recommendations of this report invalid.

8. All surface and subsurface deleterious materials shall be removed from the proposed building and pavement areas and disposed of off-site. This includes, but is not limited to any buried utility lines, septic systems, debris, building materials, and any other surface and subsurface structures within proposed building areas. Voids left from site clearing should be cleaned and backfilled as recommended for structural fill.

9. Once the site has been cleared, the exposed ground surface shall be stripped to remove surface vegetation and organic soil. The surface may be disced, rather than stripped, if the organic content of the soil is not more than three percent by weight. If stripping is required, depths shall be determined by a member of our staff in the field at the time of stripping. Stripping may be either disposed of off-site or stockpiled for future use in landscape areas if approved by the landscape architect.

10. The intent of these recommendations is to support the footings for the building on moisture conditioned and recompacted native soils with a 12-inch section of compacted non-expansive soil to support the slab-on-grade.

11. The Building pad area shall be over excavated to a depth of four (4) feet or two (2) feet below the bottom of the deepest footing, whichever is greater. The exposed surface shall then be sacrificed to a depth of 12 inches, wetted to above optimum moisture and compacted by means of heavy equipment to at least ninety (90) percent of maximum dry density. The native soils may be used as compacted fill for the building pad. However, the upper 12 inches in areas to receive slabs and flatwork shall consist of select import soil such as decomposed granite (D.G.) or class II/III base. The lateral limits of over excavation and scarification shall be at least 5 feet beyond the perimeter building and footing lines.

12. In order to help minimize potential settlement problems associated with structures supported on a non-uniform thickness of compacted fill, the soils engineer shall be consulted for specific site recommendations during grading. In general, all proposed construction shall be supported by a uniform thickness of compacted soil.

13. Fill and cut slopes shall be constructed at a maximum slope of 3:1 (horizontal: vertical). Fill slopes shall be compacted in-place to a minimum of 90 percent of the maximum dry density as determined by the ASTM D1557 test procedure.

14. The above grading is based on the strength characteristics of the materials under conditions of normal moisture that would result from rainwater. It does not take into consideration the additional activating forces applied by seepage from springs to subsurface water. Areas of observed seepage shall be provided with subsurface drains to release the hydrostatic pressures. Subsurface drainage facilities may include gravel blankets, rock fill trenches or horizontally drilled drains (hydro-augers).

15. The near-surface soils may become partially or completely saturated during the rainy season. Grading operations during this time period may be difficult since the saturated materials may not be compactable and they may not support construction equipment. It is, therefore, recommended that considerations be given to the seasonal limit of the grading operations on the site.

16. All final grades shall be provided with a positive drainage gradient away from foundations. Final grades shall provide for rapid removal of surface water runoff. Ponding of water shall not be allowed on building pads or adjacent to foundations.

17. Pavement areas shall be scarified to a depth of 12 inches below existing grade or finished subgrade. The soil shall then be wetted to slightly above optimum moisture content and compacted to a minimum of 90 percent of maximum dry density.

18. The upper 6 inches of subgrade beneath all paved areas shall be compacted to at least 95 percent relative compaction. Subgrade soils shall not be allowed to dry out or have excessive construction traffic between the time of water conditioning and compaction, and the time of placement of the pavement structural section.

19. On site toils free of organic and deleterious material are suitable for use as structural fill. Structural fill should not contain rocks larger than 6 inches in greatest dimension, and should have no more than 15 percent larger than 2.5 inches in greatest dimension.

20. Import shall be free of organic and other deleterious material and shall have low expansion potential, with a plasticity index of 12 or less. Before delivery to the site, a sample of the proposed import shall be tested in our laboratory to determine its suitability for use as structural fill.

21. Structural fill using on-site inorganic soil or approved import shall be placed in layers, each not exceeding 8 inches in thickness before compaction. On-site inorganic or imported soil shall be conditioned with water, or allowed to dry, to produce a soil water content at approximately optimum value, and shall be compacted to at least 90 percent relative compaction based on ASTM D1557-91.

22. Conventional continuous footings and spread footings may be used for support of the proposed building. All of the foundation materials shall be competent after preparation in accordance with the grading section of this report.

23. The perimeter footings shall be at least 12 inches wide and embedded 24 inches below pad grade

or below adjacent finished grade, whichever is lower. Isolated spread footings shall be a minimum of 2 feet square. An allowable dead plus live load bearing pressure of 2,000 psf may be used for design. A total settlement of 1-inch is anticipated with differential settlements being ½ inch over a distance of 20 feet. Footing reinforcement shall consist at a minimum of one #5 bar top and bottom or as required by the structural engineer.

24. Allowable bearing capacities may be increased by one-third (1/3) when transient loads such as winds or seismicity are included.

25. Lateral loads may be resisted by soil friction on foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted (see specs on retaining walls for criteria).

26. During foundation construction, care shall be taken to minimize evaporation of water from foundation excavations. Foundation excavations shall be observed by the geotechnical engineer prior to placing reinforcing steel or concrete. Concrete shall be placed only in excavations that have been kept moist, are free of cracks and contain no loose, soft soil or debris.

27. The concrete slabs-on-grade shall be underlain by a minimum of 4 inches of clean free-draining material such as clean gravel or permeable aggregate complying with Caltrans Standard Specifications 68, Class I, Type A or Type B, to service as a cushion and capillary break. A 10-mil Visqueen-type membrane shall be placed between the capillary break and the slab to provide an effective vapor barrier, and to minimize moisture condensation under the floor covering. All seams through the vapor barrier shall be overlapped and sealed. Where pipes extend through the vapor barrier, the barrier shall be sealed to the pipes. Tears or punctures in the moisture barrier shall be completely repaired. It is suggested that a 2-inch thick sand layer be placed on top of the membrane to assist in the curing of the concrete. The sand shall be lightly moistened prior to placing concrete.

28. Concrete slabs-on-grade shall be a minimum of 4 inches thick and shall be reinforced with No. 3 reinforcing bars placed at 18 inches on-center both ways at or slightly above the center of the structural section. Reinforcing bars shall have a minimum clear cover of 1.5 inches, and hot bars shall be cooled prior to placing concrete (if this conflicts with foundation design details of the August 29, 2005 liquefaction study the recommendations of the liquefaction study shall be used).

29. All slabs shall be poured at a maximum slump of less than 5 inches. Excessive water content is the major cause of concrete cracking. When fibers are used, a water reducing agent or plasticizer may be added to the concrete to increase slump while maintaining a water/cement ratio which will limit excessive shrinkage.

30. For design of concrete floors, a modulus of subgrade reaction of k=125 pci per inch would be applicable to on-site engineered fill soils.

31. Retaining walls shall be designed to resist lateral pressures from adjacent soils and surcharge loads applied behind the walls. The applicant shall refer to the table on page 11 of the geotechnical report dated November 19, 2003 for recommendations.

32. Retaining wall foundations shall have a minimum depth of 24 inches below lowest adjacent grade. A maximum allowable toe pressure of 2,500 psf is recommended. A coefficient of friction of 0.35 may be used between the concrete footings and the underlying materials.

33. In addition to the lateral soil pressure given in GS-27, the retaining walls shall be designed to support any design live load, such as from vehicle and construction surcharges, etc., to be

supported by the wall backfill. If construction vehicles are required to operate within 10 feet of a wall, supplemental pressures will be induced and should be taken into account through design.

34. The above-recommended pressures (GS-29) are based on the assumption that sufficient subsurface drainage will be provided behind the walls to prevent the build-up of hydrostatic pressure. To achieve this we recommend that a filter material be placed behind all proposed walls. The blanket of filter material should be a minimum of 12 inches thick and should extend from the bottom of the wall to within 12 inches of the ground surface. The top 12 inches shall consist of water conditioned, compacted, native clayey soil. A 4 inch diameter drain pipe shall be installed near the bottom of the filter blanket with perforations facing down. The drain pipe shall be underlain by at least 4 inches of filter type material. Adequate gradients shall be provided to discharge water that collects behind the retaining wall to an adequately controlled discharge system with suitably projected outlets. The filter material shall conform to Class I, Type B permeable material as specified in Section 68 of the California Department of Transportation Standard Specifications, current edition. A typical 1" x #4 concrete coarse aggregate mix approximates this specification.

35. For hydrostatic loading conditions (i.e. no free drainage behind retaining wall), an additional loading of 45 pcf equivalent fluid weight shall be added to the above soil pressures. If it is necessary to design retaining structures for submerged conditions, allowed bearing and passive pressures shall be reduced by 50%. In addition, soil friction beneath the base of the foundations shall be neglected.

36. Precautions shall be taken to ensure that heavy compaction equipment is not used immediately adjacent to walls, so as to prevent undue pressure against and movement of the walls.

37. The use of water-stops/impermeable barriers shall be considered for any basement construction, and for building walls which retain earth.

38. All asphalt pavement construction and materials used shall conform with Sections 26 and 39 of the latest edition of the Standard Specifications, State of California, Department of Transportation. Aggregate bases and sub-bases shall also be compacted to a minimum relative compaction of 95 percent based on ASTM D1557-91.

39. The applicant shall comply with the table posted on page 13 of the geotechnical report dated November 19, 2003 by GSI Inc. for the estimated R-Value of 16 for the near surface clayey silty sand soils encountered at the site.

40. R-value samples shall be obtained and tested at the completion of rough grading and the pavement sections confirmed or revised. All sections shall be crowned for good drainage.

41. The attention of contractors, particularly the underground contractors, shall be drawn to the State of California Construction Safety Orders for "Excavations, Trenches, Earthwork". Trenches greater than 5 feet in depth shall be shored or sloped back in accordance with OSHA regulations prior to entry.

42. Unless concrete bedding is required around utility pipes, free-draining sand shall be used as bedding. Sand proposed for use as bedding shall be tested in our laboratory to verify its suitability and to measure its compaction characteristics. Sand bedding shall be compacted by mechanical means to achieve at least 90% relative compaction based on ASTM Test D1557-91. Bedding (used here) is defined as material placed in a trench up to 1 foot above a utility pipe and backfill is all material placed in the trench above the bedding.

43. On-site inorganic soil, or approved import, may be used as utility trench backfill. Proper

compaction of trench backfill will be necessary under and adjacent to structural fill, building foundations, concrete slabs, and vehicle pavements. In these areas, backfill shall be conditioned with water (or allowed to dry), to produce a soil water content of about 2 to 3 percent above the optimum value and placed in horizontal layers each not exceeding 8 inches in thickness before compaction. Each layer shall be compacted to at least 90 percent relative compaction based on ASTM Test D1557-91. The top lift of trench backfill under vehicle pavements shall be compacted to the requirements given in report section 5.3 for vehicle pavement subgrades. Trench wall must be kept moist prior to and during backfill placement.

44. Concentrated surface water runoff within or immediately adjacent to the site shall be conveyed in pipes or in lined channels to discharge areas that are relatively level or that are adequately protected against erosion.

45. Water from roof downspouts shall be conveyed in pipes that discharge in areas a safe distance away from structures. Surface drainage gradients shall be planned to prevent ponding and promote drainage of surface water away from building foundations, edbes of pavements and sidewalks. For soil areas we recommend that a minimum of two (2) percent gradient be maintained.

46. Careful attention shall be paid to erosion protection of soil surfaces adjacent to the edges of roads, curbs and sidewalks, and in other areas where "hard" edges of structures may cause concentrated flow of surface water runoff. Erosion resistant matting such as Miramat, or other similar products, may be considered for lining drainage channels.

47. The applicant shall enter into a contract with the project geotechnical engineer to perform plan reviews, testing, and observation services to ensure that his recommendations for mitigating liquefaction are carried out during the design and construction phases of the project. The project geotechnical engineer shall be on site during any stripping, grading, or foundation excavations.

Liquefaction study recommendations

48. Grading of the site shall generally conform to the recommendations provided in the GSI liquefaction study dated August 29, 2005. The upper 30 inches of the pad shall consist of select import such as decomposed granite or Class II/III base compacted to 90 percent of ASTM D1557-91.

49. A conventionally reinforced structural mat foundation system with a grid of underlying cross beams spaced at a maximum of 20 feet on center shall be utilized to support the structure. Alternatively, a post tensioned slab with thickened edge beams could be considered. Using beam on elastic foundation methods, the mat slab shall be designed using a uniform modulus of subgrade reaction (Kv) of 50 pci. The slab shall also be designed to span or cantilever over a horizontal distance of 5 feet. A bearing capacity of 1500 psf dead plus live load may be used for cantilever and direct loads.

50. Conventional slab: A conventional slab is to be at least 8 inches thick and reinforced with at least #5 rebar located 12 inches on-center, each way. The perimeter footings shall be at least 18 inches wide and embedded 24 inches below pad grade or below adjacent finished grade, whichever is lower. The grade beams shall be at least 24 inches deep and 15 inches wide.

51. The reinforcement for the footings and grade beams shall be designed by the structural engineer, however a minimum of two No. 5 rebar shall be provided top and bottom with dowels to tie the slab to the footings and grade beams (min. #4 @ 18" o.c).

52. Lateral forces may be resisted by passive pressure acting against the sides of shallow footings

and/or friction between the soil and the bottom footing. For resistance to lateral loads, a friction factor of 0.35 may be utilized for sliding resistance at the base of the spread footings in undisturbed native materials or engineered fill. A passive resistance of 350 pcf equivalent fluid weight may be used against the side of shallow footings. If friction and passive pressures are combined, the lesser values should be reduced by 50%.

Note: Geologic and liquefaction recommendations shall be incorporated into all construction documents/plans. The applicant shall have the project geotechnical engineer review and stamp all construction documents, and the applicant shall have the geotechnical engineer on site during ground disturbing activities and foundation construction to verify site conditions.

Noise

53. Walls facing the street shall be of solid construction with no openings.

54. Windows shall be double-glazed. Special acoustical windows would further reduce the transmission of exterior noise (and are a requirement if acoustical equipment is proposed such as microphones).

55. The vestibule design for the entryway is appropriate.

56. Heating and cooling equipment for the church shall be positioned to the rear of the structure so the structure will act as a noise barrier for the neighboring homes. This equipment shall be buffered as to protect noise impacts from the neighboring residences.

57. If the church installs sound amplification equipment within the interior (i.e. microphones) the building and system shall be designed to minimize the external impact. The applicant shall install acoustical windows in this situation.

Note: Noise recommendations shall be shown on all construction plans.

Recreation

58. A minimum 10 foot wide detached public access trail easement located along the Los Osos Valley Road street frontage to the County's A-1(x) detached trail road standard. The location and design of the proposed trail easement shall be reviewed and approved by County Parks prior to the issuance of building permits or a grading plan (whichever occurs first). The trail easement may be located within the road right-of-way if approved by the Department of Public Works, based on the need for future roadway improvements. The trail easement shall be located (1) to minimize removal or disturbance of existing vegetation at the time of future trail construction by the County, (2) on relatively flat land, (3) outside of potential safety or high maintenance areas, and (4) outside of proposed improvements such as signs or similar structures.

Note: Recreation recommendations shall comply with Department of Public Works and County Parks requirements, and shall be shown on the construction documents.

Transportation/Circulation

59. Prior to issuance of a construction permit, the applicant shall pay all applicable traffic/road fees for the proposed project.

60. Prior to occupancy or final building inspection /establishment of the use the applicant shall re-stripe the center turn lane making it one (1) foot wider so that it will be 12 feet in width rather than 11 feet in width. The applicant shall coordinate with the Department of Public Works in

completing this re-striping. For questions and information contact Rosemarie Gaglione at 781-5252.

Note: The applicant shall include road improvements on the construction documents, and shall receive review from the Department of Public Works prior to approval. All transportation fees shall be paid for prior to issuance of any construction permits.

Waste Water

61. Prior to issuance of a construction permit, the applicant shall show all septic design recommendations provided in the boring and percolation report dated September 24, 2004 by GSI Soils Inc. on the construction documents/drawings.

Note: Recommendations from the boring and percolation reports shall be included on all construction documents for review and approval.

Water

62. The applicant shall install a filtration system adequate to remove nitrates to a safe level for consumption. The applicant shall obtain review and approval from the County Department of Environmental Health for this system.

Note: The applicant shall have the County Department of Environmental review and approve all filtration systems. The applicant shall submit a letter showing compliance from the Department of Environmental Health.

Aesthetics

63. All lighting on site shall be shielded with full cut-off shields, and all parking lot lighting shall be low profile and the minimum necessary for safety purposes.

64. The applicant shall incorporate landscaping in accordance with the approved landscaping plan.

65. Roof materials shall be dark in color and non-reflective.

Note: Compliance will be verified with review of construction documents. Aesthetic recommendations shall be included on all construction documents.

Contact Information

California Department of Fish and Game
Central Coast Region
P.O. Box 47
Yountville, CA 94599
(805) 528-8670
(805) 772-4318

U.S. Fish and Wildlife Service
Ventura Field Office
2493 Portola Road, Suite B
Ventura, CA 93003
(805) 644-1766

County of San Luis Obispo
Department of Planning and Building
Division of Environmental and Resource Management
County Government Center, Room 310
San Luis Obispo, CA 93408
ATTN: Ms. Julie Eliason

5-78

The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

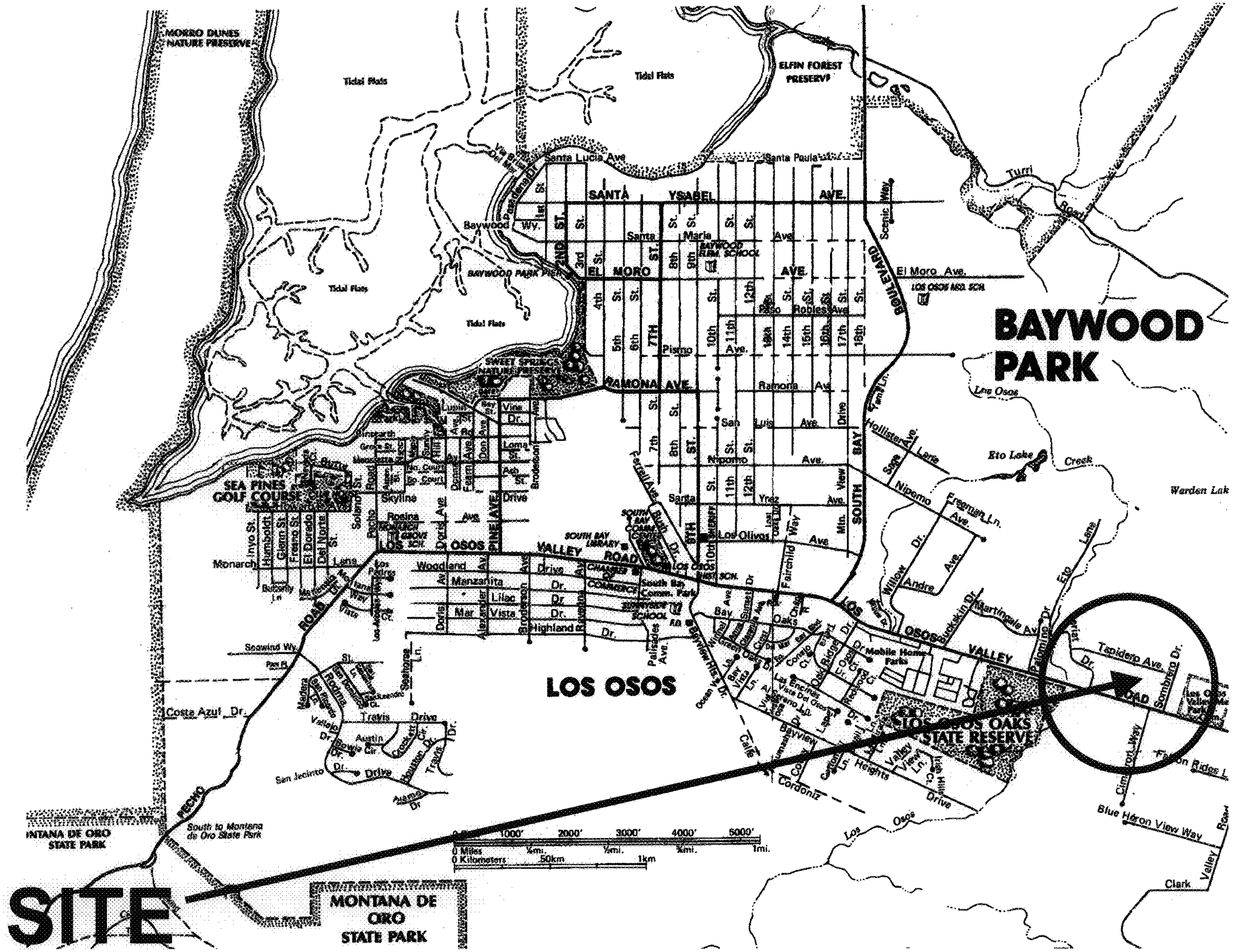
Signature of Owner(s) — Date: 12/23/2005

HOYT FIELDS

Name (Print)

5-79

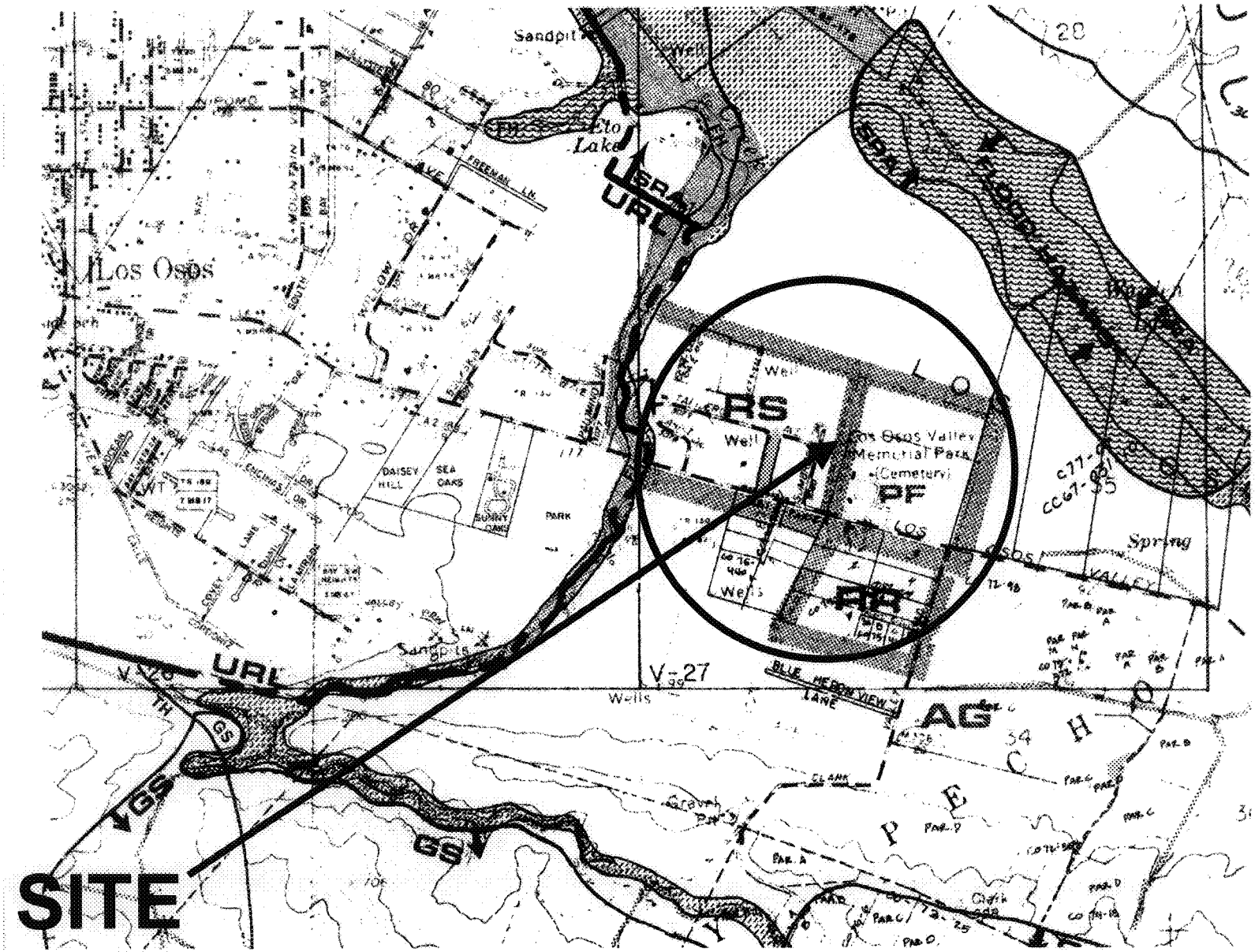
SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



PROJECT
Minor Use Permit
Los Osos Church DRC2003-00040

EXHIBIT
Vicinity Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING



5-22

PROJECT

Minor Use Permit

Los Osos Church DRC2003-00040

EXHIBIT

Land Use Category

E-21

PROJECT

Minor Use Permit

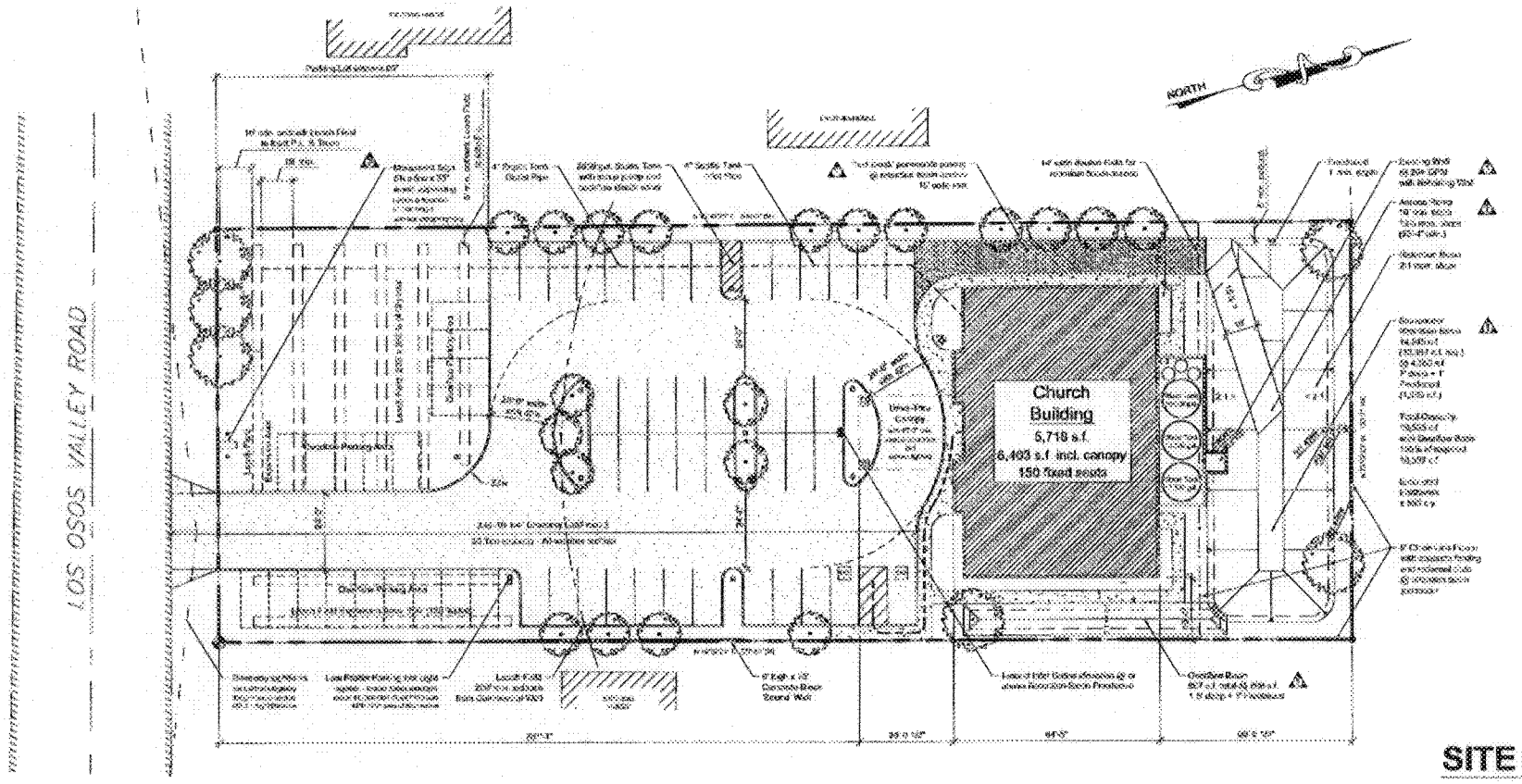
Los Osos Church DRC2003-00040

EXHIBIT

Aerial

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

E-2



SITE PLAN

PROJECT

Minor Use Permit

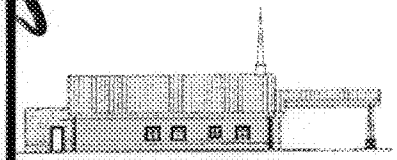
Los Osos Church DRC2003-00040

EXHIBIT

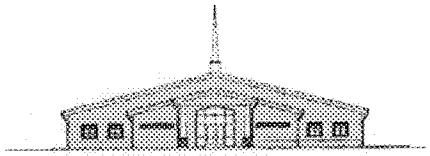
Site Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

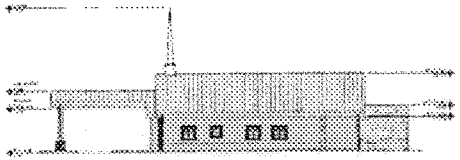
E-3



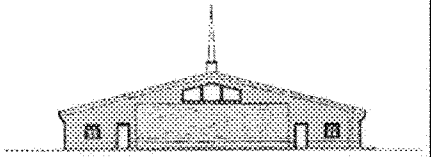
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

PROJECT

Minor Use Permit

Los Osos Church DRC2003-00040

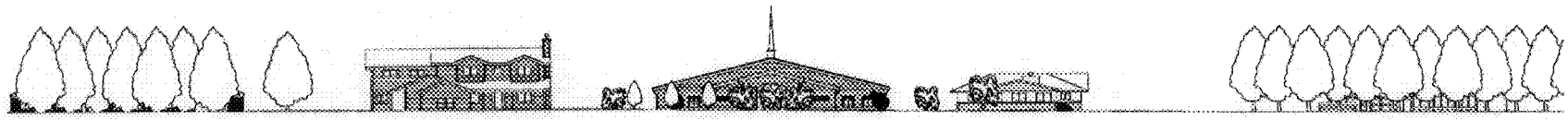
EXHIBIT

Elevation

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING

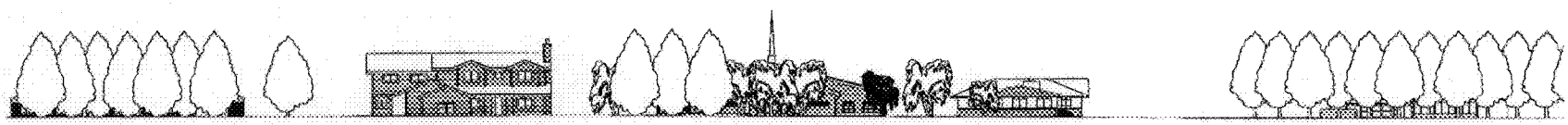
NORTH ELEVATION without LANDSCAPING

SCALE: 1"=20'



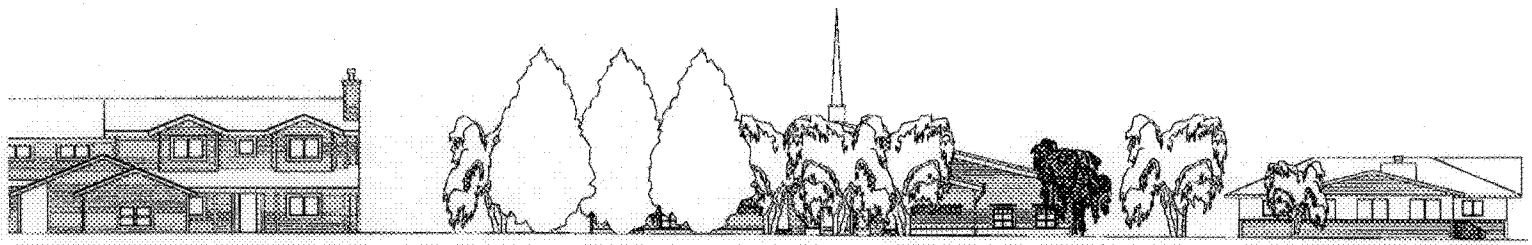
NORTH ELEVATION with 3-YEAR GROWTH & EXISTING LANDSCAPING

SCALE: 1"=20'



NORTH ELEVATION with FULL GROWTH (12-15 YEARS) LANDSCAPING

SCALE: 1"=20'



STREETSCAPE

SCALE: 1" = 10'

5-84

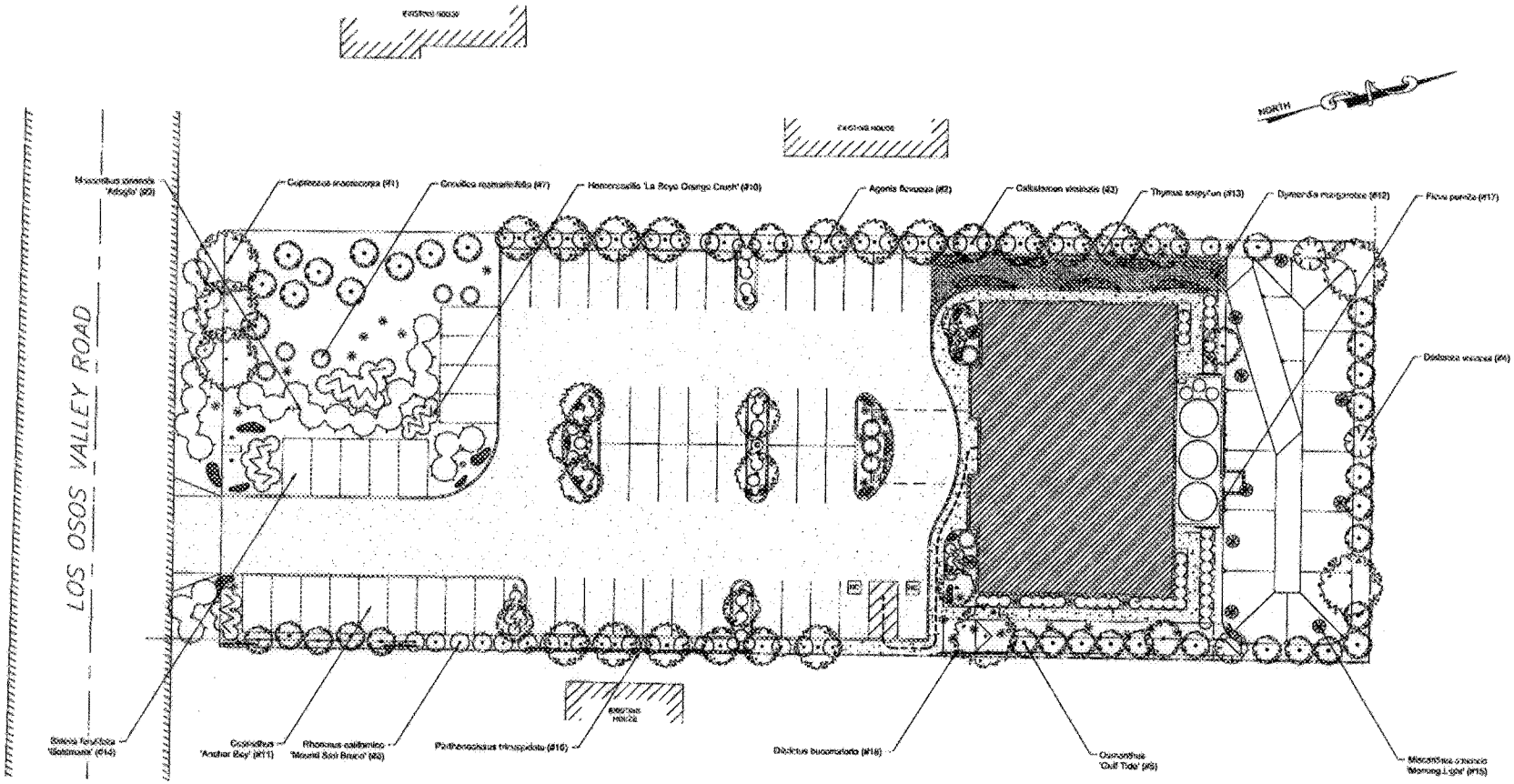
PROJECT

Minor Use Permit

Los Osos Church DRC2003-00040

EXHIBIT

Elevation



LANDSCAPE NOTES:

ALL PLANTS WERE CHOSEN FOR DROUGHT RESISTANCE, TOLERANCE TO POOR SOILS (HEAVY CLAY), AND EASE OF MAINTENANCE.

PROJECT

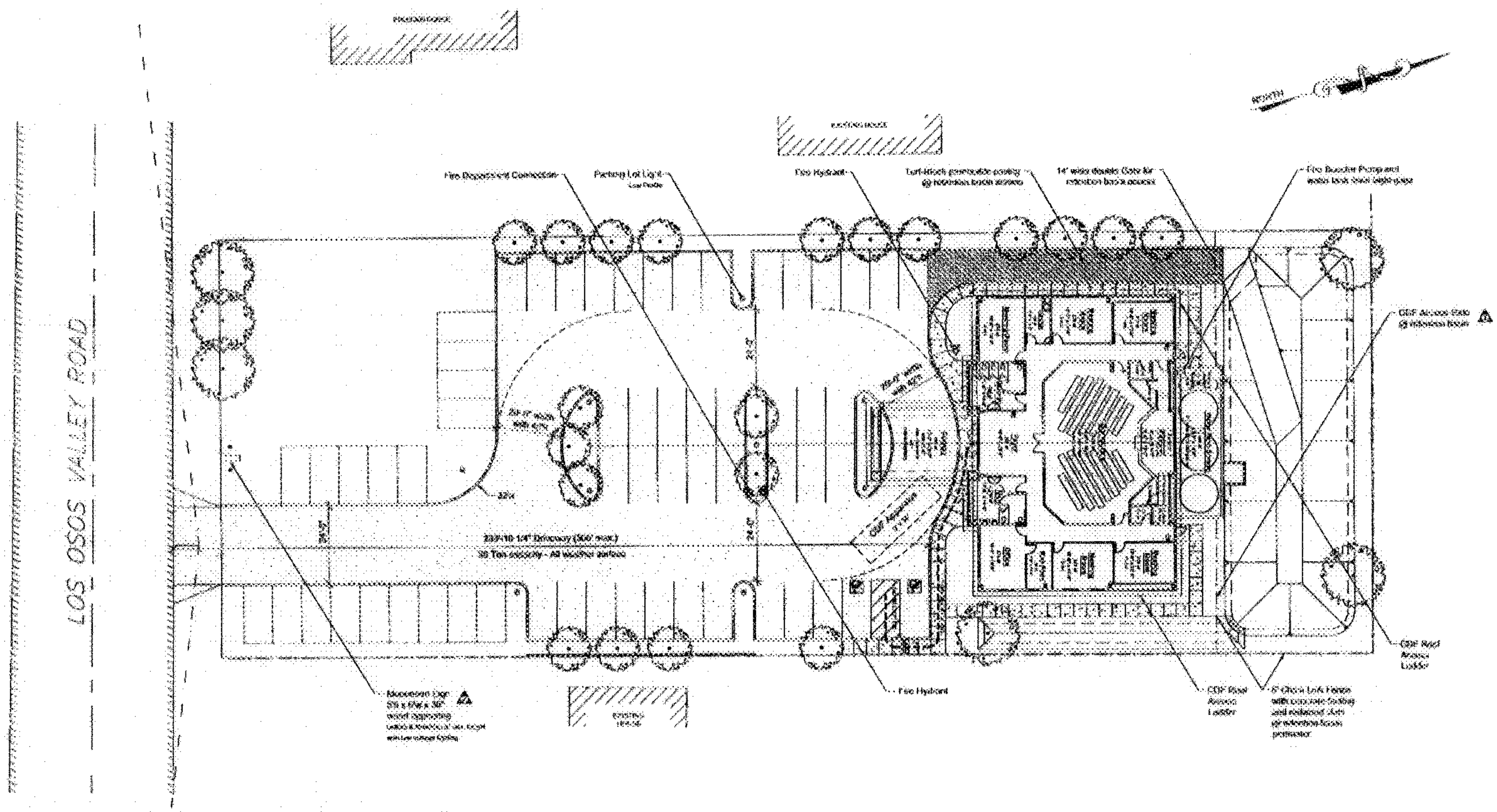
Minor Use Permit

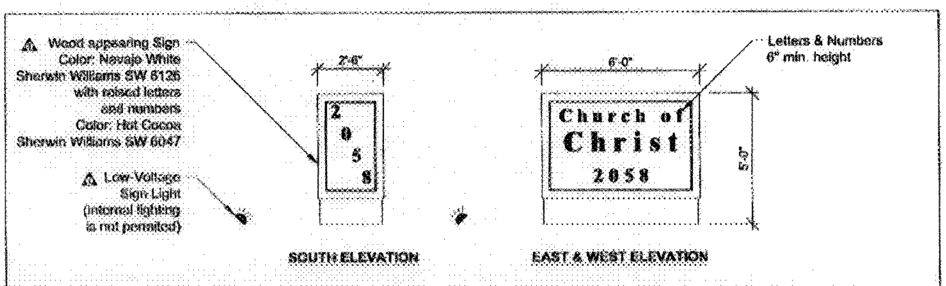
Los Osos Church DRC2003-00040

EXHIBIT

Landscape Plan

SAN LUIS OBISPO COUNTY DEPARTMENT OF BUILDING AND PLANNING





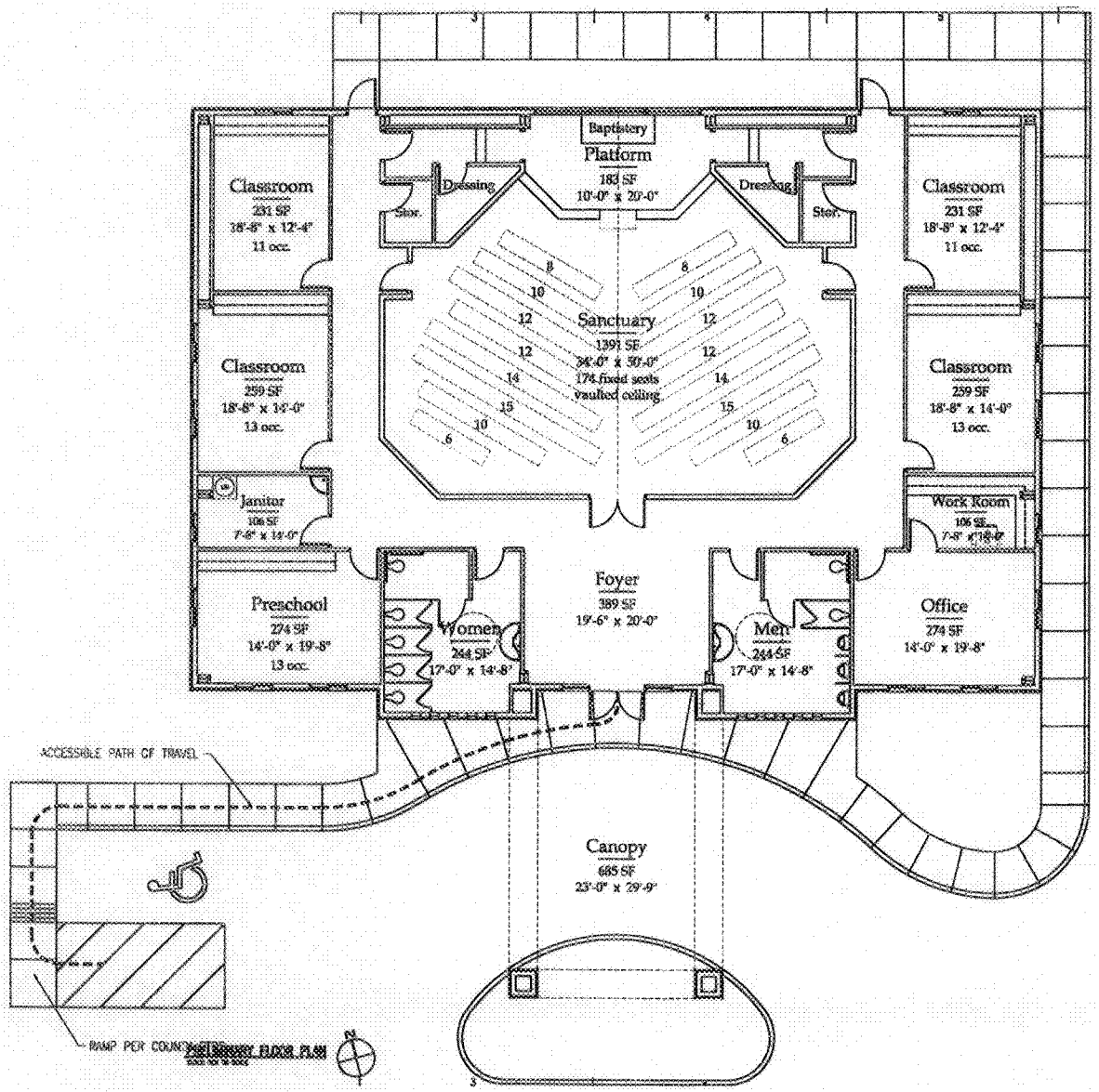
MONUMENT SIGN DETAIL
SCALE: 1/2" = 1'-0"

FIRE & SIGNAGE PLANS

PROJECT
Minor Use Permit
Los Osos Church DRC2003-00040

EXHIBIT
Fire and Sign Plan

5-81



PROJECT

Minor Use Permit

Los Osos Church DRC2003-00040

EXHIBIT

Floor Plan